



The Doves | Broadway | Weymouth | DT3 5SQ

Offers Over £250,000

BEAUMONT  JONES

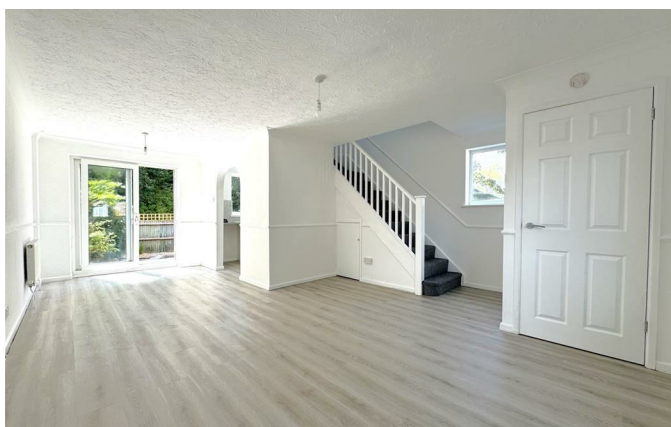
The Doves | Broadway Weymouth | DT3 5SQ Offers Over £250,000

Offered with no onward chain, we are delighted to offer this renovated three bedroom end-of-terrace house boasting a generous sized South-Facing rear garden positioned within a quiet cul-de-sac in Broadway. This excellent first time purchase offers a spacious lounge/diner, brand new fitted kitchen, modern bathroom, three bedrooms, allocated off road parking within a car park to the side of the property and a generous sized landscaped South-Facing rear garden. The property is well-positioned close to local amenities and well-regarded schools. Viewing is highly recommended to be appreciated.

- Three Bedroom End-of-Terrace House
- Renovated Throughout
- Generous Sized South-Facing Landscaped Rear Garden
- Allocated off Road Parking For One Car
- Excellent First Time Purchase
- Well-Positioned Within A Quiet Cul-de-Sac In Broadway
- Close To Well-Regarded Schools & Local Amenities
- Spacious Lounge/diner
- Brand New Kitchen & Modern Bathroom
- No Onward Chain

Full Description

Entrance into this wonderful home is via a front aspect double glazed door leading into a small vestibule with a further door leading into the spacious lounge/diner. Stairs rise to the first floor with a built-in under stairs storage cupboard, dual aspect double glazed windows, plenty of space for furniture and a table and chairs, LVT flooring, rear aspect double glazed sliding patio doors lead out onto the South-facing garden and an opening leads through to the kitchen. The brand new fitted kitchen



This renovated three bedroom end-of-terrace home would make an excellent first time purchase located within a quiet cul-de-sac in Broadway.



kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine and fridge/freezer, rear aspect double glazed window and LVT flooring.

The first floor offers a landing area with loft access via a hatch, side aspect double glazed window and doors lead through to the three bedrooms and modern bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window overlooking green space. Bedroom Two is a further double with a rear aspect double glazed window overlooking the landscaped garden. Bedroom three is a single with a front aspect double glazed window over looking green space and a built-in cupboard houses the gas combi boiler. The modern bathroom suite comprises a panel enclosed bath with a wall mounted shower system over and screen attached, low level WC, wash hand basin, LVT flooring, tiled walls, wall mounted towel rail heater and a rear aspect double glazed window.

Outside to the rear boasts a generous sized South-facing landscaped rear garden mainly laid to lawn with planted borders, trees and shrubs. There are various seating areas to capture the sun throughout the day. Gated side access. The enclosed front garden is laid to patio with planted borders.



Parking: There is allocated off road parking for one vehicle in a car park to the side of the property.

The property sits within a quiet cul-de-sac in Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre just moments away offering a range of shops, takeaways, doctor's surgery and a pharmacy. Upwey train station is close by with a direct line to London Waterloo.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

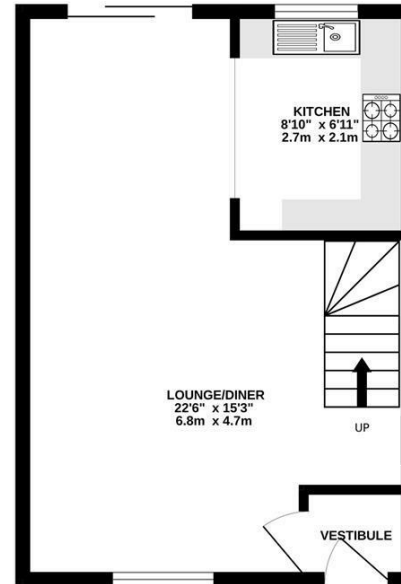
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Generous sized South-Facing landscaped Rear garden.

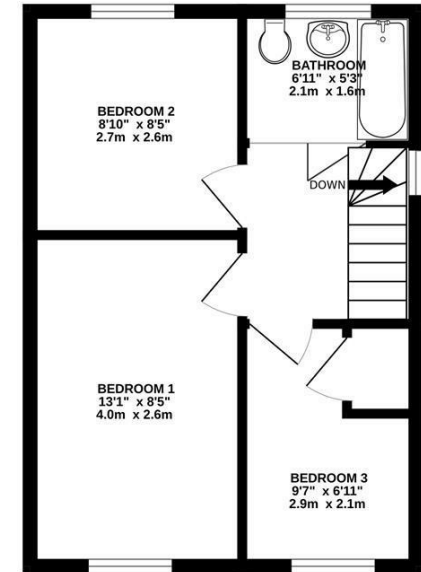


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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