

Franklin Road | Westham | Weymouth | DT4 0JP

£300,000

BEAUMONT JONES

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Welcome to this three double bedroom family home with additional attic room and garage on Franklin Road, Weymouth. The property retains versatility via extended accommodation across three floors whilst combining timeless charm with contemporary touches. A low maintenance rear garden flaunts a westerly aspect and there is downstairs toilet and shower for convenience as well as family bathroom to the first floor. We present the property with no onward chain.

- No Onward Chain
- Large Garage with Rear Access and Loft
- Extended Accommodation
- Spacious Throughout
- Contemporary Kitchen
- Three Bedrooms plus Attic
- Low Maintenance Westerly Garden
- Downstairs WC and Shower
- Period Features
- Amenities and Bus Routes Nearby

Full Description

Located on Franklin Road, the home enjoys a modest front garden for convenience whilst a charming rendered facade invites you in.

Inside, a hallway looks from front to rear with stairs rising to the right and an initial entrance to the left guiding you into the lounge/diner. Exemplary proportions allow for an abundance of furniture with charming red-brick fireplace and box bay window for character. The room is opened to allow any owner to utilise the vastness of the space or close off if needed. A door to the rear leads to a handy utility extension







Spacious Extended Accommodation over Three Floors which combines modern touches with timeless period charm and proportions.











homing washing machine and tumble drier as well as enjoying a shower cubicle with adjacent door to the rear garden.

Continuing through the accommodation, the kitchen has been extended to become an excellent social space with extensive units leading to a breakfast bar and westerly patio doors. Sleek white cabinetry and contemporary worktops allow for an abundance of storage and preparation space creating a modern, open area. There is an integrated fridge/freezer and dishwasher within the units.

Upstairs, the second bedroom sits to the rear of the home with built-in storage to one wall and views over the garden. Proportions suited to a double are found in all rooms with a bathroom between bedrooms two and three comprising of bath, separate shower, toilet and basin whilst finished in contemporary white and dark grey tiling.

Bedroom three is adjacent, a smaller double bedroom with rear window and proportions which would accommodate further furnishings, if necessary. Completing the first floor, Bedroom One spans the width of the property as a large double bedroom with characterful exposed chimney and exceptional proportions for an abundance of furniture. The internal accommodation is completed by an attic room; Accessed via incline steps, the space houses excellent floor space with eaves storage to one side and velux window to the other for natural light.

To the rear of the property is the low maintenance rear garden. The owners have implemented a veranda style seating area within the initial decking space, covered by welsh slate tiles for seclusion and shade, leading to a patio seating area to utilise the westerly aspect and subsequent evening sun. To back of the garden, a door leads to the











garage which provides an abundance of storage - including steps rising to a loft area. The garage itself doubles up as parking with a rear vehicular lane behind the terrace leading to the electric roller door for convenience.

The property sits just moments from bus routes and Weymouth Town Centre is approximately 15 minutes walk away. Abbotsbury Road's abundant amenities, including eateries, shops, pharmacies and more sit just a moment away, too, offering convenience and accessibility.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Mains gas, electric & drainage.

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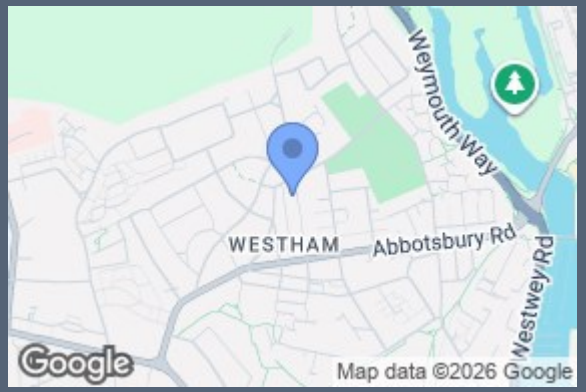


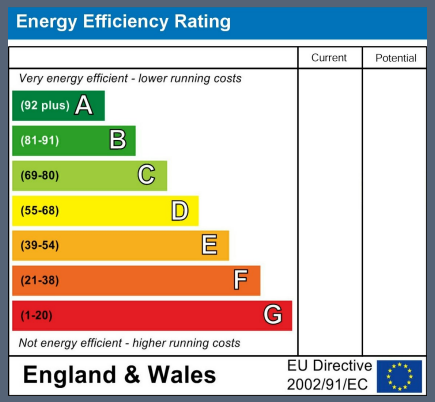
Rear Access lane providing off road parking via a large garage; Loft space found above and electric roller door for ease.

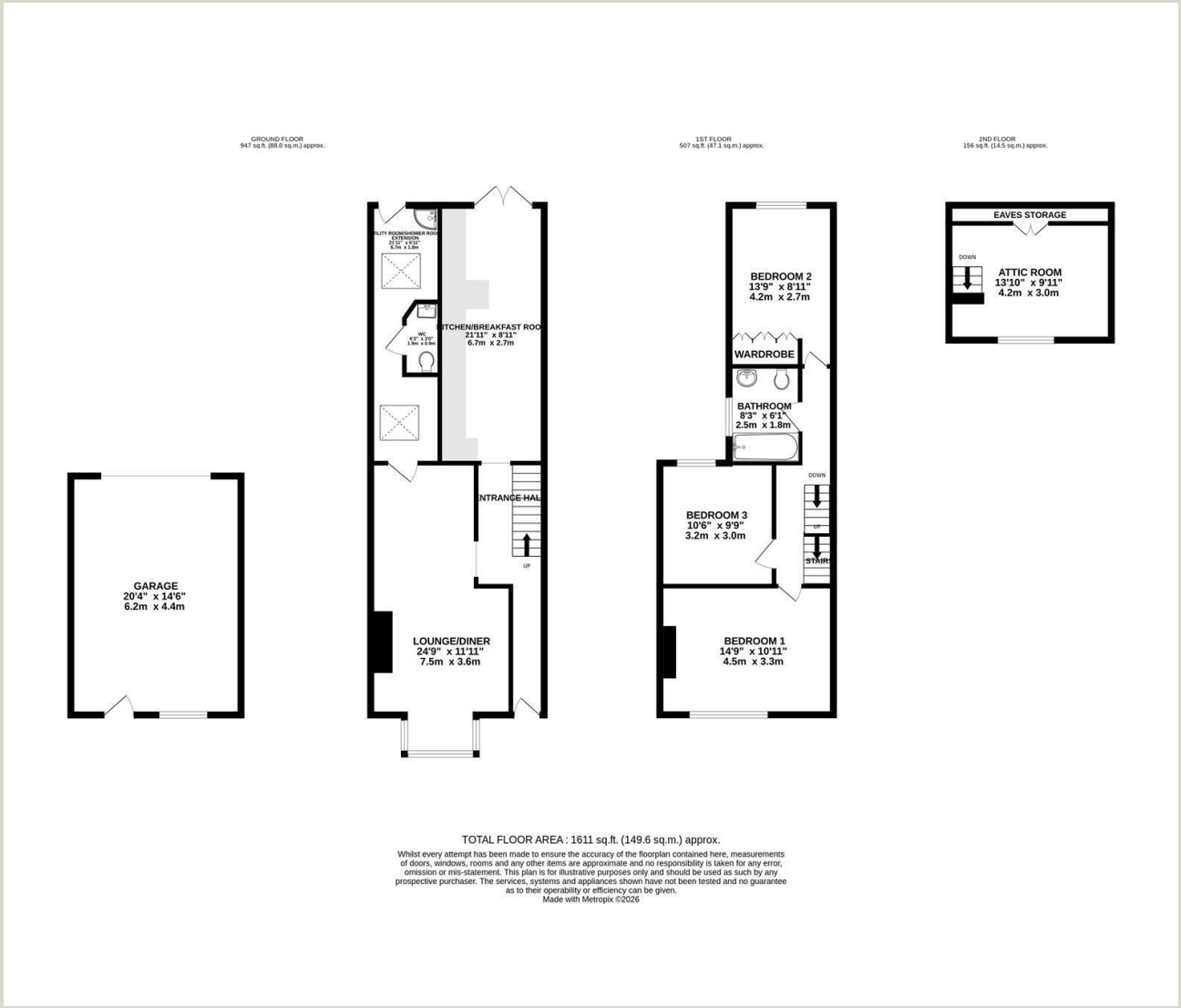












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