



Winchester Close | Weymouth | Dorset | DT4 0TA

**Offers Over £300,000**

BEAUMONT  JONES

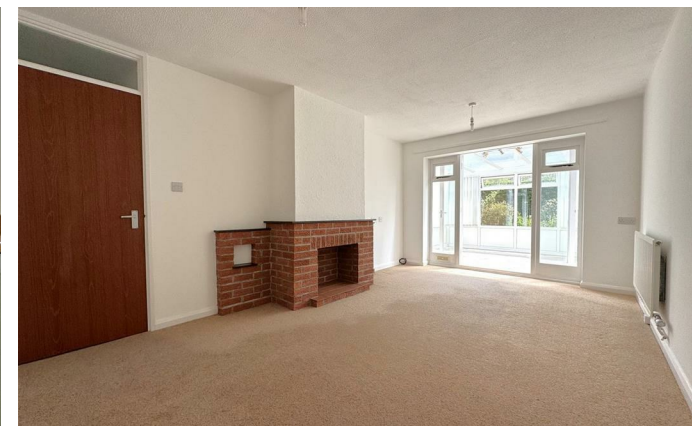
## Winchester Close | Weymouth Dorset | DT4 0TA Offers Over £300,000

Offered with no onward chain, we are delighted to offer a well-presented two double bedroom link-detached bungalow located in a tucked-away position within a quiet residential cul-de-sac in Weymouth. The property offers a generous sized Southerly-Facing and secluded rear garden, integral garage, off road parking for one vehicle, kitchen/diner with a brand new shaker style fitted kitchen and some integrated appliances, modern shower room, generous sized living room and a double glazed conservatory. This property has great scope for expansion subject to the relevant planning permissions. Other benefits include far Reaching Views Over Weymouth & Over Towards The Hardy Monument. Viewing is highly recommended to be appreciated.

- Two Double Bedroom Link-Detached Bungalow
- Integral Garage & Off Road Parking For One Vehicle
- Generous Sized Southerly-Facing Secluded Rear Garden
- Generous Sized Living Room & Double Glazed Conservatory
- Far Reaching Views Over Weymouth & Over Towards The Hardy Monument
- Well-Presented Throughout
- Tucked Away Position Within A Quiet Residential Cul-De-Sac
- Kitchen/Diner With A Brand New Kitchen & Some Integrated Appliances
- Modern Shower Room
- No Onward Chain

### Full Description

Upon entering the property you are met with a ramped veranda with a front aspect double glazed door leading into the porch with a wooden glazed door leading into a spacious and welcoming hall with a built-in walk-in storage cupboard housing the gas boiler, loft access via a hatch and doors lead through to all accommodation. The spacious living room has an open fireplace with a gas point in brick effect, plenty of space for furniture and a set of rear aspect double wooden glazed doors leads into the double glazed conservatory. This is the perfect relaxation room overlooking the Southerly-facing rear garden boasting dual aspect windows, a newly



Offered with no onward chain occupying a corner plot Southerly-facing rear garden.



fitted Polly Carbon roof, power points and a side aspect double glazed sliding patio door leads out onto the garden. The kitchen/diner boasts a brand new shaker style fitted kitchen comprising eye and base level units with worksurfaces over, integral oven with inset four ring electric hob and extractor hood over, integrated undercounter fridge and slimline dishwasher, freestanding washing machine plus space for an upright fridge/freezer, space for a table and chairs, rear aspect double glazed window and a rear aspect double glazed door leads out onto the garden.

Bedroom one is a double boasting a front aspect double glazed window enjoying far reaching views over Weymouth and Hardy Monument. Bedroom two is a small double boasting a front aspect double glazed window enjoying far reaching views over Weymouth and Hardy Monument. The modern shower room comprises a suite including a double shower cubicle with a wall mounted mixer shower system, WC with a concealed cistern combined with a vanity wash hand basin, wall mounted radiator and a rear aspect double glazed window.

The integral garage has an up and over door, power, lighting, rear aspect window and a rear aspect door leads out onto the garden.

Outside to the rear offers a generous sized Southerly-facing secluded garden mainly laid to lawn with various planted shrubs. A patio area abuts the kitchen providing space for a table and chairs and is the location of the included glass greenhouse. The front provides a front lawn and a driveway provides off road parking for one vehicle in front of the garage.

Agents Note: The property has been newly decorated throughout plus new electrics with a brand new consumer



unit.

The property is well positioned within a popular residential area in Weymouth, located just off Radipole Lane the bungalow sits within close proximity of local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth and well regarded schools are close by.

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

Disclaimer: - 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. Beaumont Jones is a member of The Property Ombudsman.

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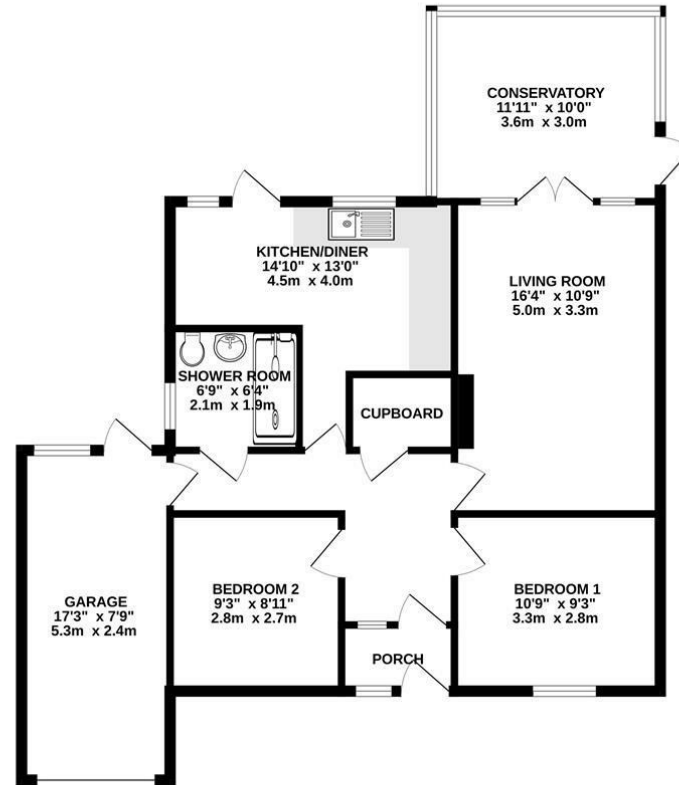
Tucked away position located within a quiet residential cul-de-sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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