



Corfe Road | Redlands | Weymouth | DT3 5RH

Offers Over £330,000

BEAUMONT  JONES

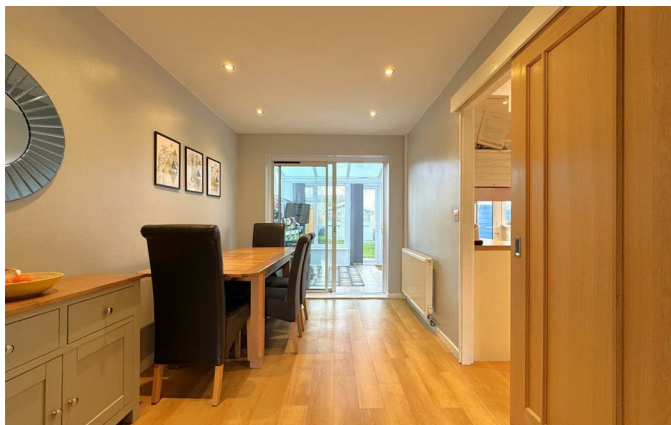
Corfe Road | Redlands Weymouth | DT3 5RH Offers Over £330,000

We are delighted to offer a beautifully presented three bedroom semi-detached family home boasting a South-Facing rear garden within the popular Corfe Estate at Redlands. The property benefits an extended hall, downstairs cloakroom, generous sized living room, spacious dining room, modern fitted kitchen, conservatory, modern bathroom, garage and off road parking for up to three vehicles. The property is perfectly situated within walking distance of Radipole Primary, Wey Valley Academy, local amenities and a regular bus service to Weymouth & Dorchester. Viewing is highly recommended to be appreciated.

- Three Bedroom Semi-Detached Family Home
- Beautifully Presented Throughout
- Detached Garage & Off Road Parking For up to Three Vehicles
- Corfe Estate Within Redlands
- Radipole Primary & Wey Valley Academy Within Walking Distance
- Enclosed South-Facing Rear Garden
- Three Reception Rooms Including A Conservatory
- Modern Kitchen & Bathroom
- Perfect First Time Purchase/Upsize

Full Description

Entrance into this beautifully presented family home is via a front aspect double glazed composite door leading into an extended hall with stairs rising to the first floor, full size side aspect double glazed window and doors lead through to the ground floor accommodation. This property benefits a downstairs cloakroom offering a modern suite including a WC with a concealed cisterns, vanity wash hand basin and a side aspect double glazed window. From the hall a wooden glazed door leads through to a generous sized living room offering a front aspect double glazed window, built-in under stairs storage and an opening leads through to a spacious



This beautifully presented family home is located within the popular Corfe estate at Redlands and perfectly positioned close to well-regarded schools.



dining room with plenty of space for a table and chairs, rear aspect double glazed sliding patio doors lead through to the conservatory and a wooden sliding door leads through to the modern kitchen. The kitchen comprises eye and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine and fridge/freezer, kitchen cupboard houses the gas boiler, side aspect double glazed window and a rear aspect double glazed door leading into the conservatory. The double glazed conservatory is a generous size and perfect for overlooking the South-Facing rear garden, benefits include dual aspect double glazed windows, power points, wall lighting, wall mounted radiator and a set of rear aspect double glazed patio doors lead out onto the enclosed garden.



The first floor offers a landing area with glass panel balustrades, side aspect double glazed window, loft access via a hatch and doors lead through to the three bedrooms and modern bathroom. The master bedroom is a generous sized double with a front aspect double glazed window. bedroom two is a further double offering a rear aspect double glazed window, built-in airing cupboard and two built-in wardrobes. Bedroom three is a single with a front aspect double glazed window and a large built-in wardrobe. The modern bathroom suite comprises an L-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, vanity wash hand basin, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window.



Outside boasts an enclosed South-Facing rear garden mainly laid to patio and lawn with a large seating area laid to slate and a further area laid to hard standing. There's a large shed and planted borders. Side aspect double glazed door leads into the garage. Gated side access and water supply. The



detached garage has an up and over door, power and lighting. The front benefits from having a driveway providing off road parking for up to three vehicles and a border laid to slate.

The property is located in the Corfe Estate in Redlands just moments away from well regarded schools including Radipole Primary and The Way Valley Academy. There is a small Marks & Spencers part of The BP garage within walking distance as well as Redlands Sports Hub. Close by is a wide range of local amenities including supermarkets and a regular bus service serving Weymouth & Dorchester.

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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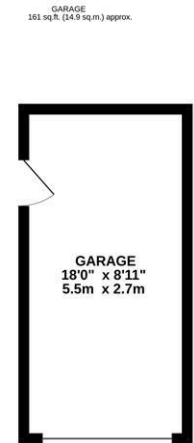
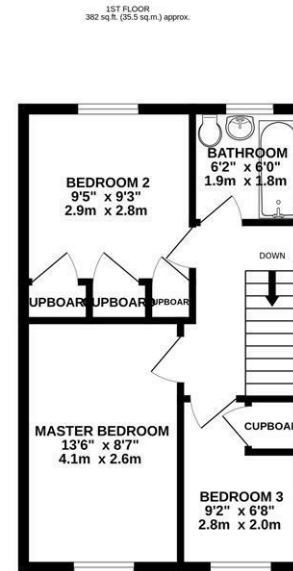


Enclosed South-Facing rear garden, detached garage and off road parking for up to three vehicles.





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



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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