

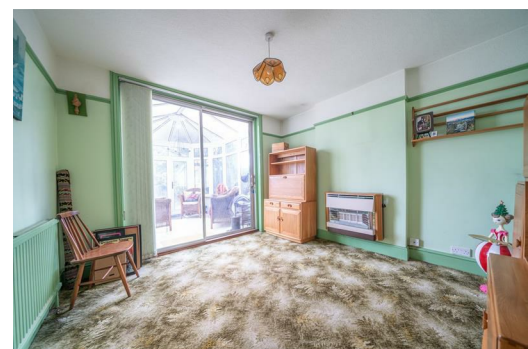


Instinct Guides You



Jestys Avenue, Weymouth, DT3 5NN Offers In Excess Of £465,000

- Five Bedrooms
- No Onward Chain
- Large Garden
- Garage & Driveway
- In Need Of Modernisation
- Old Broadway
- Detached
- Large Conservatory



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Situated in Jestys Avenue, within the established residential area of Old Broadway on the outskirts of Weymouth, this substantial detached five-bedroom family home offers particularly generous and versatile accommodation. Well positioned for access towards both Weymouth and Dorchester, the property is also conveniently placed for Upwey Train Station and the surrounding countryside. The accommodation includes three reception areas, including a large conservatory, a kitchen/breakfast room, garage, driveway parking and a good-sized rear garden. Offered for sale with no onward chain and in need of some modernisation, the property presents an excellent opportunity to create an impressive family home in a well-connected location.

The accommodation begins with an entrance hall providing access to the principal ground-floor rooms and stairs rising to the first floor. To the front is a generous lounge with a wide curved bay window, while a separate dining room provides a further reception space.

The kitchen/breakfast room is positioned to the rear and is fitted with a range of units and work surfaces, with space for a breakfast table. From here there is access through to the impressive conservatory, creating a particularly spacious additional living area overlooking the rear garden, with French doors opening outside. A ground-floor W/C completes the living accommodation, while the integral garage provides useful additional space.

Upstairs, the first-floor landing leads to five bedrooms, providing excellent flexibility for a larger family, guests or home working. The principal bedroom is positioned to the front and features a curved bay window. The family bathroom is fitted with a bath and wash hand basin, with an additional separate W/C also positioned on this floor.

Outside, driveway parking to the front leads to the garage. To the rear is a generous garden with lawned and paved areas, established planting and a garden building, offering plenty of scope for landscaping and further enhancement.

Lounge 12'1" x 11'10" plus bay (3.7 x 3.63 plus bay)

Dining Room 10'11" x 10'11" (3.34 x 3.34)

Kitchen/Breakfast Room 18'0" x 12'7" > 7'7" (5.51 x 3.86 > 2.32)

Conservatory 19'4" x 12'8" max (5.91 x 3.88 max)

Bedroom One 11'10" plus bay x 11'1" (3.63 plus bay x 3.39)

Bedroom Two 10'11" x 10'11" (3.34 x 3.34)

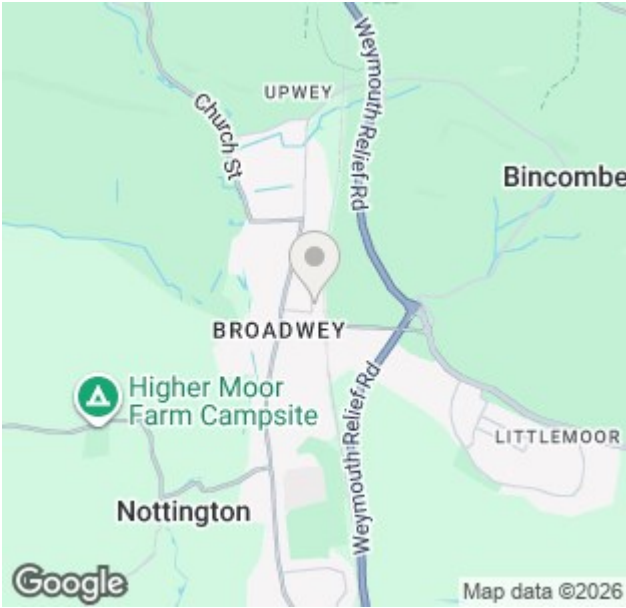
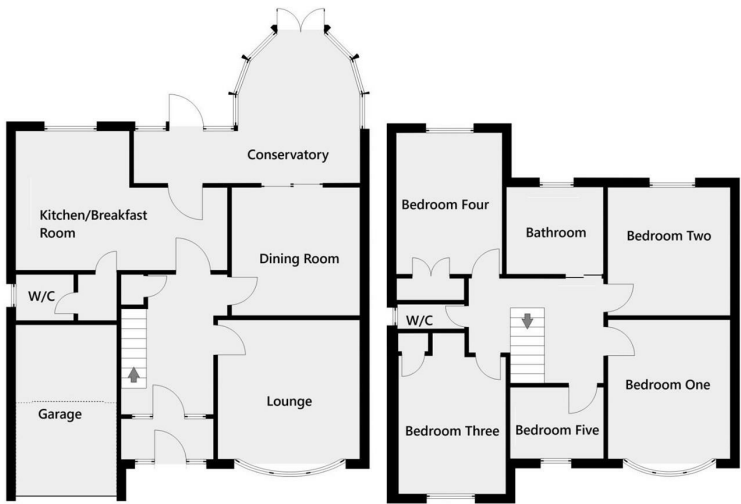
Bedroom Three 12'4" x 9'0" (3.77 x 2.75)

Bedroom Four 10'1" x 9'0" (3.08 x 2.76)

Bedroom Five 8'0" x 7'6" (2.44 x 2.31)

Garage 13'10" x 9'1" (4.24 x 2.79)





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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	