



Tollerdown Road | Lanehouse | Weymouth | DT4 0SQ

Offers Over £250,000

BEAUMONT  JONES

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Offered with no onward chain is this well presented two double bedroom end-of-terrace house situated within a quiet cul-de-sac in Lanehouse. This property would make an excellent first time purchase boasting a large open-plan living area including a generous sized modern style fitted kitchen, dining room and living room. Enclosed front & rear gardens, modern bathroom suite and a hard standing area with potential for off road parking (kerb needs to be lowered).

- Two Double Bedroom End-of-Terrace House
- Modern Bathroom Suite
- Hard Standing Area With Potential For off Road Parking (Kerb needs to be lowered)
- Close To Local Amenities & Well-Regarded Schools
- No Onward Chain
- Open-Plan Living Including Kitchen, Dining Room & Living Room
- Enclosed Front & Rear Gardens
- Located Within A Cul-de-Sac
- Perfect First Time Purchase

Full Description

Entrance into the property can be found from either the front or rear of the property, entrance via the front can be found from a pedestrian pathway off Tollerdown Road with a gate leading into a shingled enclosed garden with a front aspect double glazed door leading into a generous sized porch with dual aspect windows and a further double glazed door leads into the hall. Stairs rise to the first floor, open under stairs storage and a wooden glazed door leads through to the kitchen and open-plan living area. The kitchen is a generous size offering a modern style fitted kitchen comprising eye and base level units with work surfaces over, space and



This perfect first time purchase has two double bedrooms and open-plan living within a cul-de-sac in Lanehouse.



plumbing for all kitchen appliances, built-in cupboard housing the gas boiler, dual aspect double glazed windows, rear aspect double glazed door leads out onto the garden and an opening leads through to the dining room and living room. The dining room has a rear aspect double glazed window, breakfast bar seating and plenty of space for a dining table and chairs. The spacious living room has a front aspect double glazed window overlooking the front garden and open green space, feature fireplace and plenty of space for furniture.

The first floor has a landing with a side aspect double glazed window, loft access via a hatch and doors lead through to the two double bedrooms and modern bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed window overlooking the surrounding area and green space, built-in wardrobe and a feature fireplace. Bedroom two is a double offering a rear aspect double glazed window. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment, shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, wall mounted towel rail heater, tiled flooring, partially tiled walls and a rear aspect double glazed window.

Outside offers an enclosed rear garden laid to lawn, decking, slate and artificial grass with hedging surround the boundaries, gated rear access leads out a hard standing area with potential for off road parking (kerb needs to be lowered). The front garden is fence enclosed and laid to shingle.

The property is situated in a cul-de-sac in Lanehouse which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. The property is close to well-regarded schools and there is a regular bus



service to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. 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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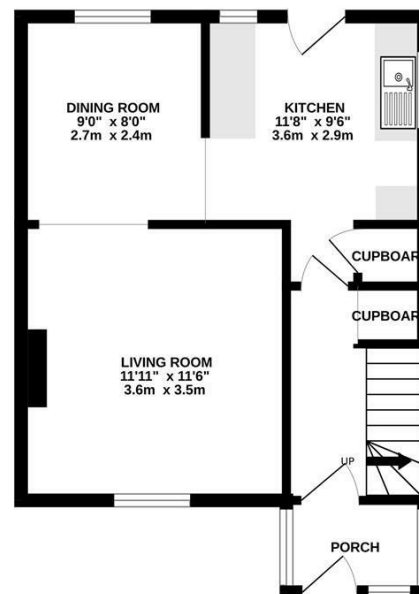


There is a hard standing area with potential for off road parking (kerb needs to be lowered).

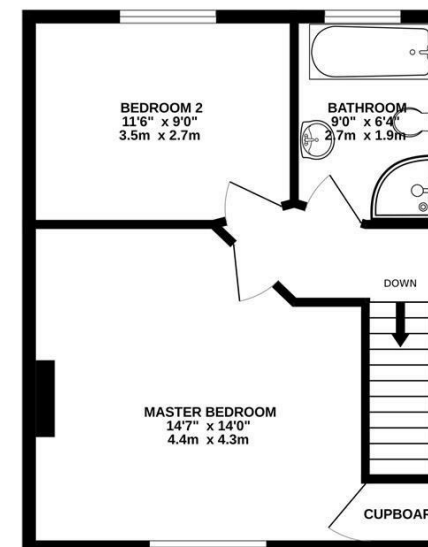


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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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