



Jestys Avenue | Upwey | Weymouth | DT3 5NN

Offers Over £295,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a well-presented two double bedroom plus loft room bay-fronted period terraced home within a popular residential road in Upwey. This property offers an abundance of living space throughout and would make an excellent first time purchase/family home. The property boasts open countryside views from the rear aspect, living room, dining room/snug, kitchen/diner, two double bedrooms, loft room, generous sized bathroom with freestanding roll-top bath plus shower cubicle and a generous sized enclosed rear garden.

- Two Double Bedroom Plus Loft Room Period Terraced House
- Open Countryside Views To The Rear
- Two Reception Rooms Plus Kitchen/Diner
- Spacious Bathroom With A Freestanding Roll-Top Bath
- Abundance of Living Space Throughout
- Generous Sized Enclosed Rear Garden
- Popular Residential Road Within Upwey
- No Onward Chain

Full Description

Entrance into this beautiful period home is via a front aspect wooden glazed door leading into a small vestibule with a further wooden glazed door leading into a warm and welcoming hall with stairs rising to the first floor, exposed floorboards, large built-in under stairs storage cupboard and doors lead though to the ground floor accommodation. The bay-fronted living room is a generous size boasting double glazed vertical sliders and an open working fire. The second reception room is adjacent to the living room, this is currently being used as a snug however it could also be a separate dining room boasting a beautiful wood burning stove,



This beautiful period terraced home is offered with no onward chain and offers an abundance of living space throughout.



breakfast serving hatch and a rear aspect sash window. The spacious kitchen/diner is the hub of the home and great for entertaining, the dining area has fitted cupboards, side aspect sash window and a feature fireplace. The kitchen has a range of eye and base level units with work surfaces over, space for a gas Range cooker with a fitted extractor hood over, space and plumbing for a washing machine, dishwasher and fridge/freezer, dual aspect windows one of which has a half bay, Velux skylight and a side aspect door leads out onto the garden.

The first floor has a landing area with stairs rising to the loft room, open built-in under stairs storage and doors lead through to the two double bedrooms and bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed bay window with vertical sliders, feature fireplace and a built-in wardrobe. Bedroom two is a double offering a feature fireplace and a rear aspect double glazed window enjoying open countryside views. The bathroom is a generous size offering a four-piece suite including a freestanding roll-top bath, shower cubicle, WC with a high level cistern, wash hand basin, feature fireplace, built-in cupboard housing the gas boiler, tiled flooring and a rear aspect sash window enjoying open countryside views.

The loft room has sloping eaved ceilings with a rear aspect Velux skylight enjoying open countryside views. This room is not done to building regulations so cannot officially be classed as a bedroom however it could have multiple use or can be used for storage. There is a wall mounted radiator and storage into the eaves.

Outside offers a generous sized enclosed rear garden mainly laid to lawn with a raised composite decking area and a patio area at the top of the garden with a garden shed.



Located within Upwey, on the outskirts of Weymouth, this property is set in an Area of Outstanding Natural Beauty, and offers excellent links to both Weymouth and Dorchester. The River Wey meanders gently through this picturesque village, passing a variety of footpaths and bridleways. The popular Upwey Wishing Well Tea Rooms, The Ship Inn and The Royal Standard public houses are both within walking distance. There is also a local shop, Tesco Express, vets, and regular bus service to Weymouth & Dorchester. Whilst enjoying village life, it is also within close proximity of the seaside resort of Weymouth and the county town of Dorchester (4 miles in either direction), offering a wide range of facilities. Weymouth, Dorchester and Upwey itself all have train stations on the main line to London Waterloo.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently Business Rates, previously Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. 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 scheme and subscribe to The Property Ombudsman Code of Practice.

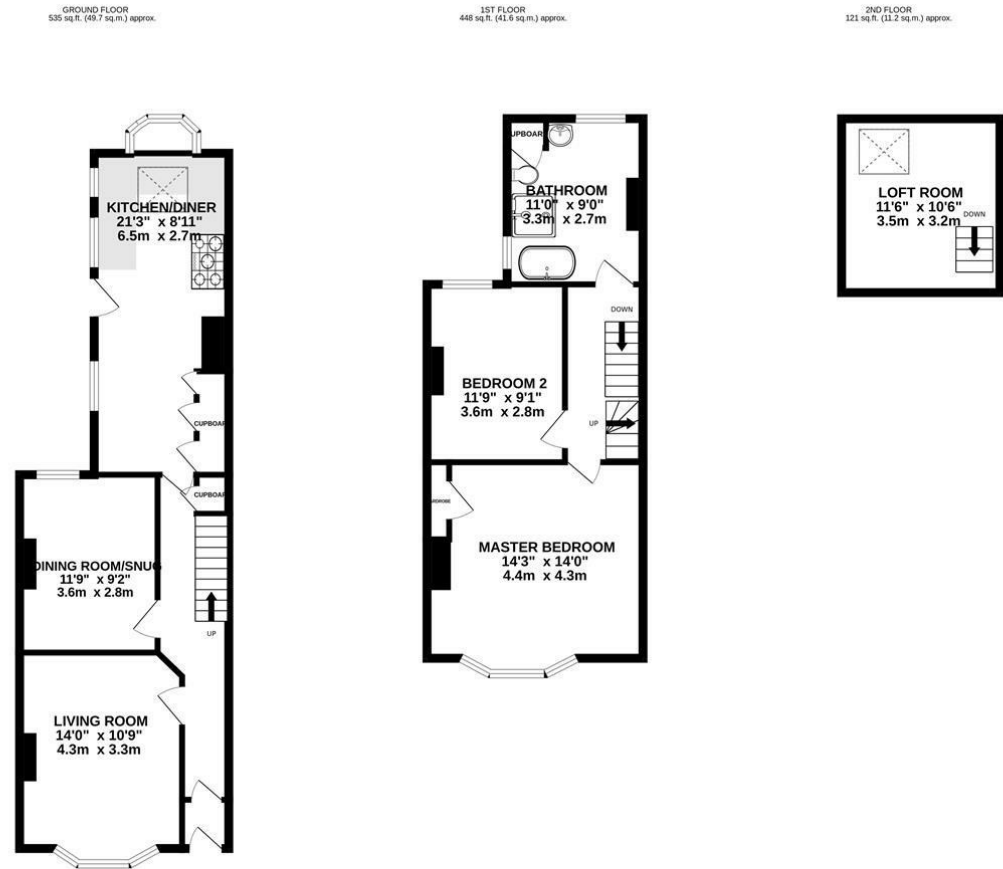


Open countryside views can be found from the rear elevation.





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 : 1103 sq.ft. (102.5 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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