



Southview Road | | Weymouth | DT4 0JE

£250,000

BEAUMONT  JONES

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We are delighted to offer a period bay fronted three bedroom semi detached family home in need of some modernisation within walking distance of the town centre and harbour. In brief the property consists of an open plan dining room into the living room, kitchen, conservatory, three bedrooms, bathroom and a south facing rear garden with raised patio area. This property would make the perfect first time buy and must be viewed to be appreciated.

- Period Bay Fronted Semi Detached House
- Ideal First Time Buy
- In Need of Some Modernisation
- Open Plan Lounge & Dining Room
- Beautiful South Facing Rear Garden with Raised Patio Area
- Well-Regarded Schools Close By

Full Description

This property is accessed via the front double glazed door leading into a porch with a wooden glazed door leading into a hallway with stairs rising to the first floor, open under stair storage, wall mounted radiator, opening into the dining room and a door leads through to the kitchen. The dining room has a rear aspect double glazed window, wall mounted radiator and opening leads through to the lounge offering a front aspect double glazed bay window, brick fireplace with an open fire and a wall mounted radiator. The kitchen offers a range of eye and base level units with work surfaces over, space and plumbing for kitchen appliances, wall mounted



This period bay fronted semi detached family home would make the perfect first time buy.



gas boiler, side aspect double glazed window and a further double glazed door opening into the conservatory. The conservatory offers a side aspect double glazed window, corrugated roof and double glazed sliding doors opening onto the patio area.

The first floor offers a split level landing with loft access via a hatch, storage cupboard and doors lead to three bedrooms and the bathroom. Bedroom one is a generous sized double offering a front aspect double glazed bay window, wall mounted radiator and plenty of space for furniture. Bedroom two is a double offering a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a single offering a rear aspect double glazed window and a wall mounted radiator. The bathroom is a good size offering a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin, wall mounted radiator and a side aspect double glazed window.

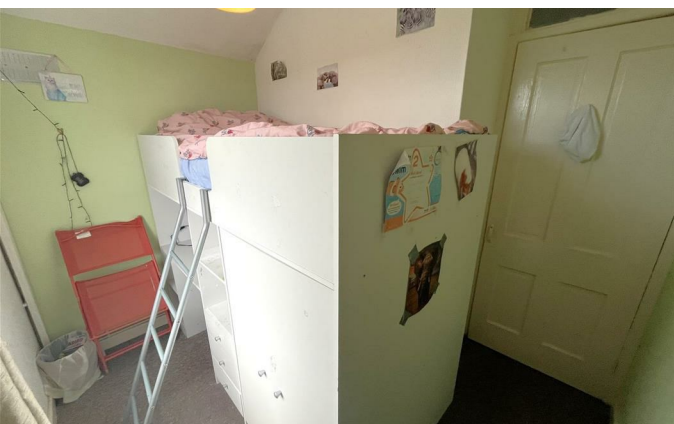


Outside offers an enclosed south facing rear garden with gated rear access. There is a raised patio area with wooden balustrades, steps down to a hard standing area abutting the property with side access to the front of the property, a few steps down to the remainder of the garden which is mostly laid to lawn with mature shrubs bordering and a pathway leading to a garden shed. The wall enclosed front garden is all hardstanding creating the perfect spot for potted plants and side access leading to the front garden.



The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.





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

Services: - Mains gas, electric & drainage.

Agents Notes- EPC TO FOLLOW.

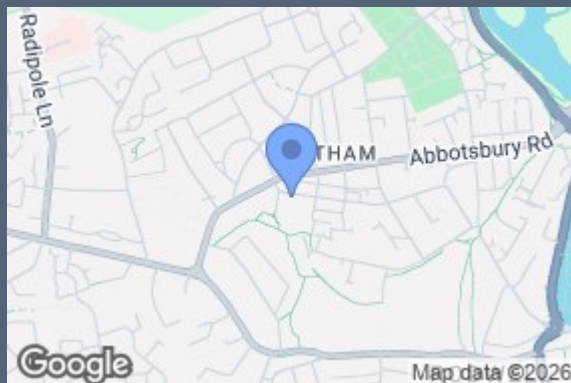
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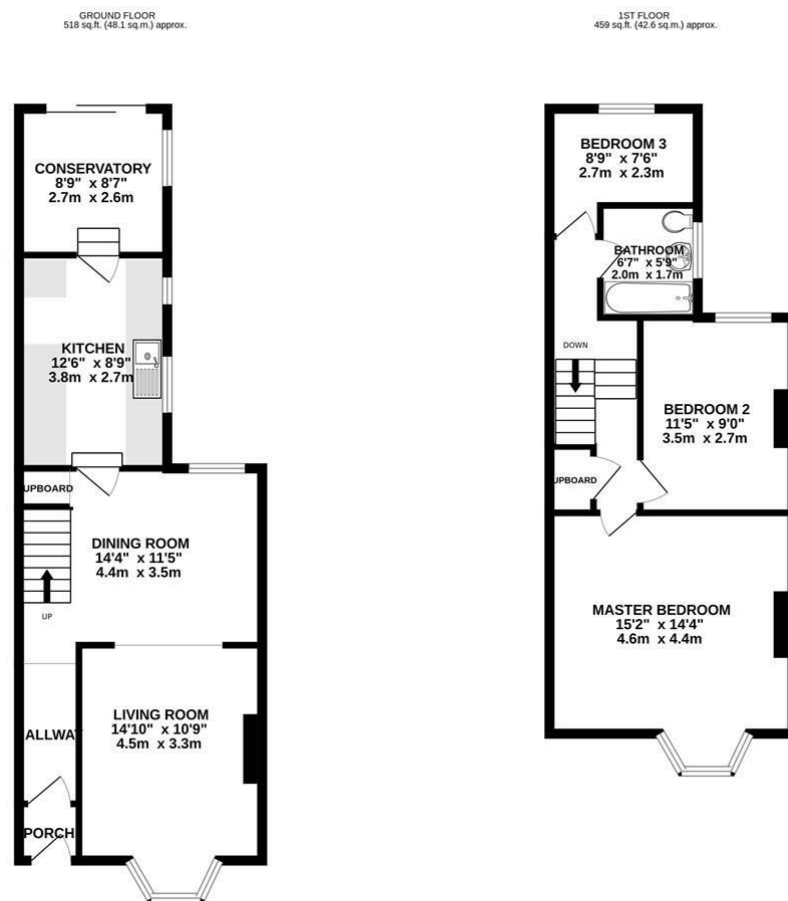


The property boasts a south facing rear garden with gated rear access plus a raised patio area.





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: 977 sq.ft. (90.7 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