



Links Road | Weymouth | Dorset | DT4 0PE

**Offers Over £260,000**

BEAUMONT  JONES



## Links Road | Weymouth Dorset | DT4 0PE Offers Over £260,000

Offered with no onward chain, we are delighted to offer a beautifully presented three bedroom terraced home boasting a Westerly-Facing enclosed rear garden and off road parking for up to two vehicles within close proximity of local amenities, well-regarded schools, Weymouth golf course and the town centre. Renovated throughout to a high standard this home would make an excellent first time purchase offering a spacious bay-fronted living room, beautiful shaker style fitted kitchen/diner, three generous sized bedrooms, contemporary bathroom suite and a block paved driveway providing off road parking for up to two vehicles. Viewing is highly recommended to be appreciated.

- Beautifully Presented Three Bedroom Terraced House
- Westerly-Facing Enclosed Rear Garden
- Beautiful Kitchen/Diner
- Contemporary Bathroom Suite
- Close Proximity To Well-Regarded Schools, Local Amenities, Weymouth Golf Course & The Town Centre
- Renovated Throughout To A High Standard
- Block Paved Driveway Providing off Road Parking For Up To Two Vehicles
- Spacious Bay-Fronted Living Room
- Perfect First Time Purchase
- No Onward Chain

### Full Description

Entrance into this beautiful home is via steps rising to the front aspect double glazed composite door leading into the hall with stairs rising to the first floor, Herringbone flooring runs throughout the ground floor and an Oak door leads through to the living room. The spacious living room offers an abundance of space with lots of natural light flooding the room with the front aspect double glazed bay window. Large built-in under stairs storage and an opening leads through to the beautiful kitchen/diner. This is the hub of the home with a beautiful dining area with acoustic paneling and lighting over the dining table. The newly fitted shaker style kitchen





This beautiful three bedroom home has been renovated throughout to a high standard and is offered with no onward chain.



comprises eye and base level units with work surfaces over, integral oven with inset four ring induction hob and extractor fan over, integrated appliances including a fridge/freezer, washing machine and dishwasher. Rear aspect double glazed window and a set of rear aspect double glazed French Doors lead out to steps leading down to the Westerly-Facing garden.

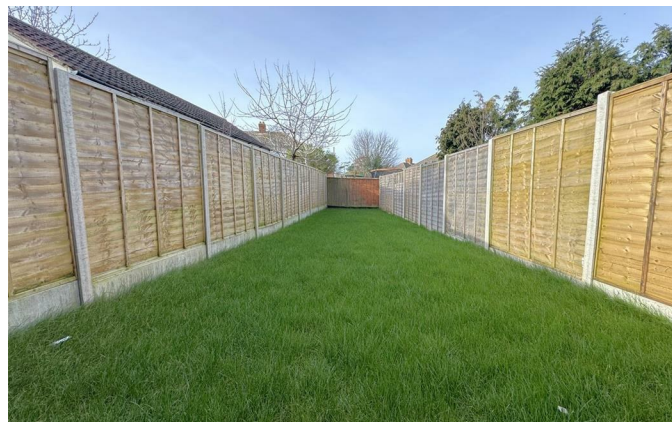
The first floor has a landing area with loft access via a hatch and Oak doors lead through to the three bedrooms and bathroom. The master bedroom is a generous sized double offering two rear aspect double glazed windows and a wood paneled feature wall. Bedroom two is a further generous sized double offering a front aspect double glazed window. Bedroom three is a well-proportioned single with a front aspect double glazed window, acoustic paneled feature wall and a fixed stairwell which can be used for storage or building a cabin bed over. The contemporary bathroom suite includes an L-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, floating vanity wash hand basin, low level WC, marble effect tiled flooring and partially tiled wall, wall mounted towel rail heater and a rear aspect double glazed window.

Outside boasts a fence enclosed Westerly-Facing rear garden mainly laid to lawn with a patio area abutting the property with steps leading up to the kitchen/diner. The front of the property has a block paved driveway providing off road parking for up to two vehicles.

Agents Note: Some exterior works are yet to be finished and updated photos will be added in due course.

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 and the Weymouth golf course is just moments away.

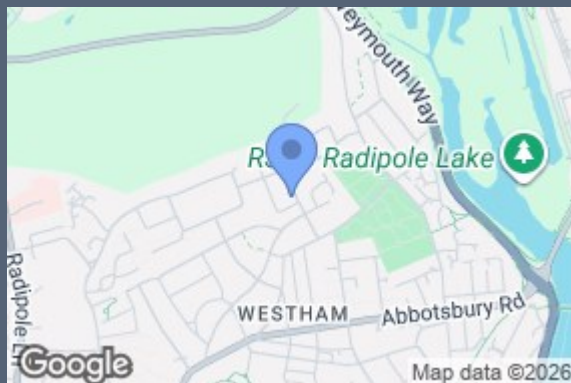
Rating Authority Dorset (Weymouth & Portland) Council.  
Council Tax Band B.



Services: Mains electric, gas & drainage.

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.

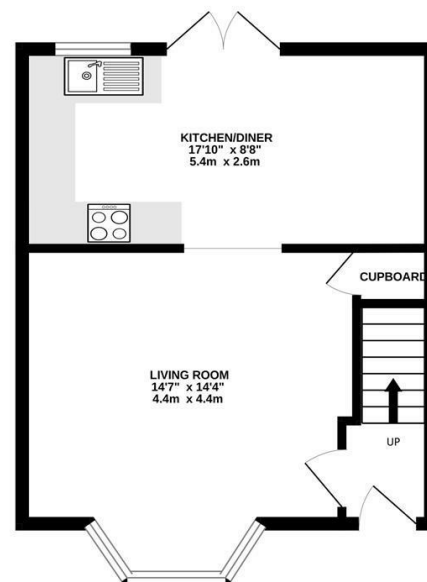
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

This perfect first time purchase offers a Westerly-Facing enclosed rear garden, block paved driveway providing off road parking for up to two vehicles and a beautiful kitchen/diner.

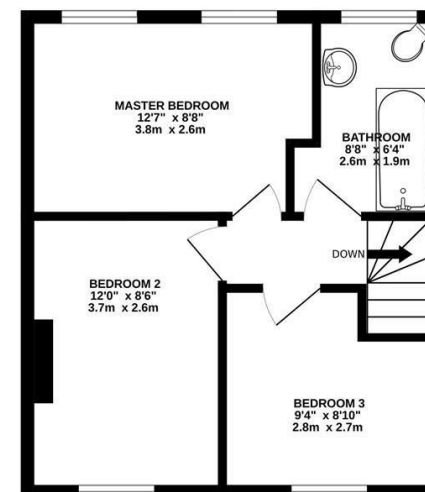


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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*

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk