

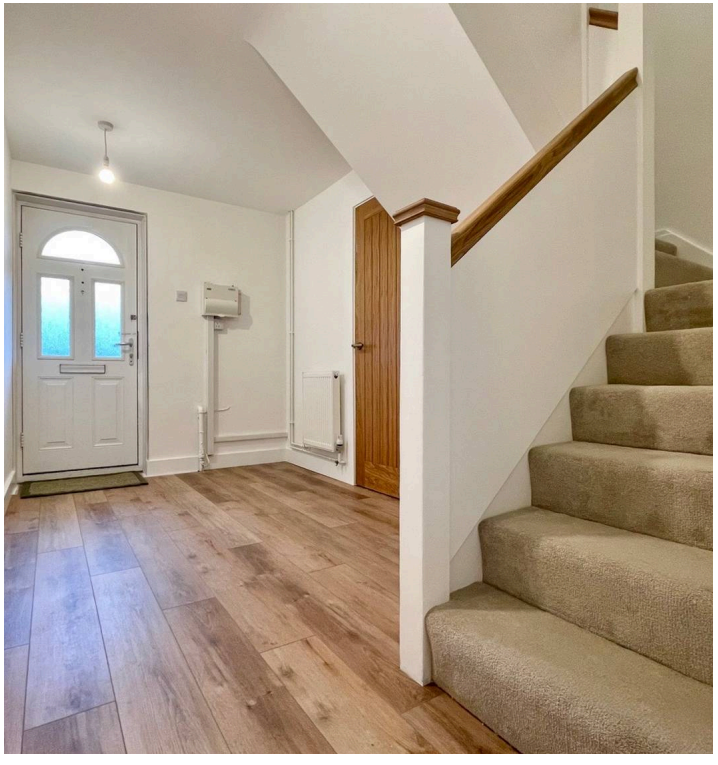
# 49 Beverley Road, Weymouth - DT3 6SE

In Excess of **£260,000**









# 49 Beverley Road

## Weymouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Fully renovated throughout to a high specification
- Spacious dual aspect reception room with door opening onto the rear garden
- Sleek and stylish bathroom with both shower and bathtub finished in stylish gold accents
- Tiered rear garden with countryside hills to the rear
- Excellent location for amenities with nearby retail park, country and coastal walks and transport links
- Bedrooms all enjoy pleasant outlook over surrounding hillsides
- Offered with no forward chain
- Beautifully presented light filled kitchen with integrated white goods
- Three bedroom fully renovated family home
- Residents off street parking available







**Front entrance**
An obscured double glazed UPVC door opens into the entrance hallway with a door opening into a useful external storage cupboard.

**Entrance hallway**
12' 9" x 6' 9" (3.89m x 2.07m)
A light filled well proportioned entrance hallway with an obscured double glazed UPVC door providing access, newly installed consumer unit on wall, a door opening into under the stair storage, glass panel doors opening into the kitchen and the living room, stairs rising to the first floor landing and door opening into the utility room.

**Kitchen**
9' 10" x 8' 6" (2.99m x 2.60m)
An immaculately presented rear aspect kitchen with outlook over the rear garden, an opening into the reception room, a range of eye and base level units with integrated fridge freezer and dishwasher, an oven and hob with extractor above, combination boiler within a cupboard and a composite sink with matching black mixer tap.

**Open plan reception**
22' 3" x 9' 5" (6.79m x 2.87m)
A spacious, dual aspect open plan reception with a double glazed window to the front and another to the rear with an obscured double glazed door onto the rear garden, a glass panel door into the entrance hallway and an opening into the kitchen.

**Utility**
6' 5" x 2' 9" (1.95m x 0.85m)
A front aspect utility with space for white good under counter.







**Bedroom two**
10' 2" x 9' 7" (3.11m x 2.91m)
A rear aspect double bedroom with pleasant outlook over the rear garden and rolling country hills behind .

**Bedroom three**
9' 9" x 6' 6" (2.98m x 1.99m)
A front aspect bedroom with a double glazed window looking onto rolling countryside hills.

**Bathroom**
8' 8" x 6' 9" (2.63m x 2.07m)
An immaculately presented rear aspect bathroom featuring an obscured double glazed window, a corner shower with sliding door and both handheld and rainfall attachment with stylish ingress control panel, a bowl style sink with further sleek ingress gold effect mixer tap, a freestanding bathtub with both handheld shower attachment and gold effect mixer tap, a low-level WC and a matching gold effect heated towel rail.

**WC**
5' 7" x 2' 10" (1.71m x 0.86m)
An immaculately presented rear aspect WC with a low-level WC, an obscured double glazed window and a slim line hand wash basin with stylish mixer tap and storage beneath.

**First floor landing**
A hatch provides loft access while doors open into all three bedrooms, the WC and the family bathroom.







**REAR GARDEN**

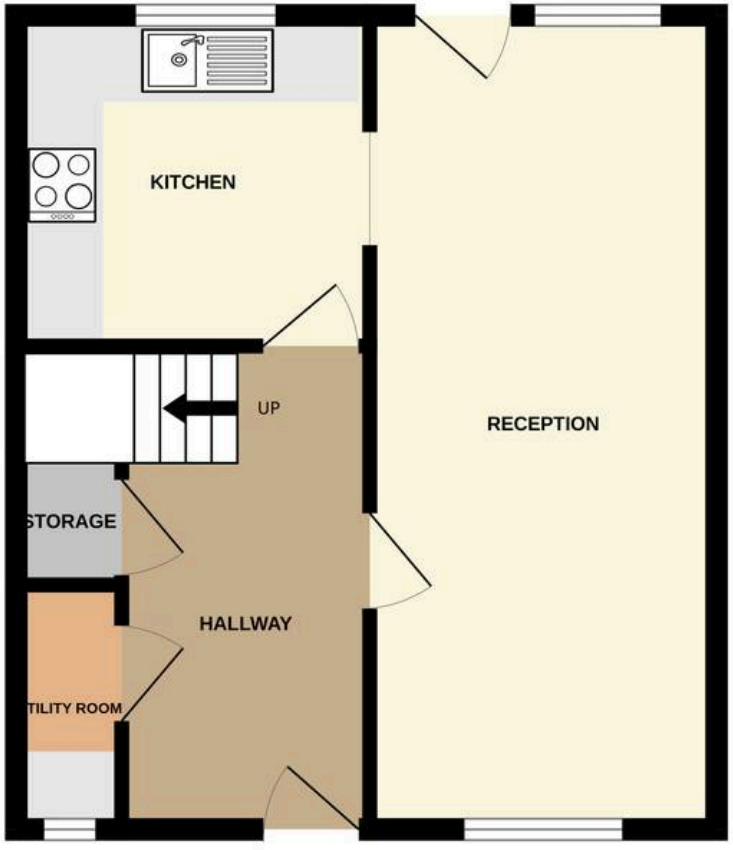
A well proportioned tiered rear garden with a wooden side gate providing access, an obscured double glazed UPVC door into the open plan reception room, a gate to the rear provides rear access. The space features mature shrubbery and is entirely fence enclosed with steps leading up onto the lawn.

**OFF STREET**

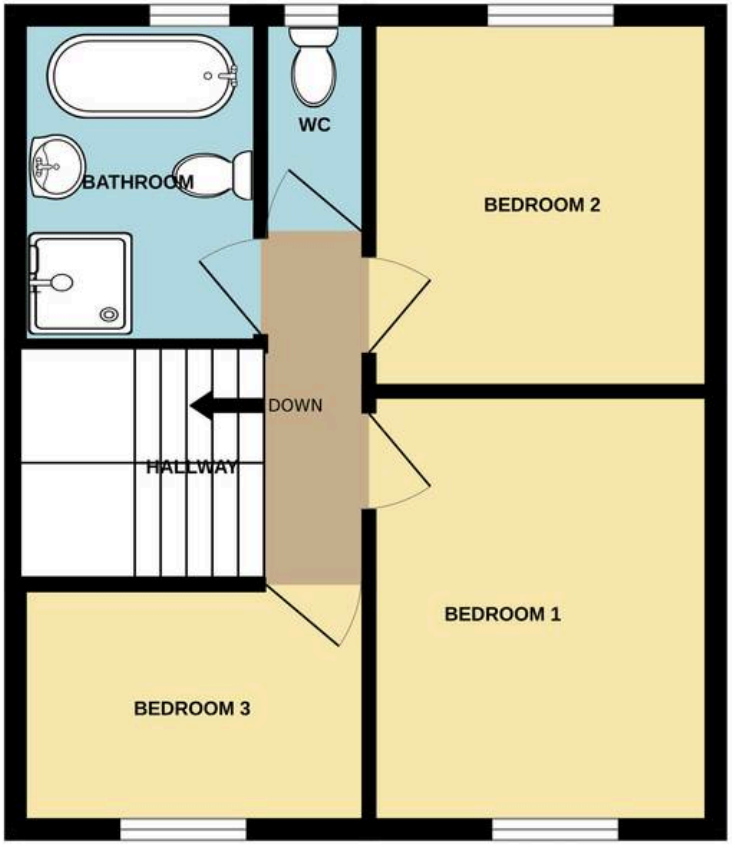
1 Parking Space

First come first serve residents parking available off road.

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.




1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.




TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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# Direct Moves

**Direct Moves, 9 Westham Road - DT4 8NP**

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