

31 Barclay Road, Weymouth - DT4 0JB

£145,000

DIRECT MOVES









31 Barclay Road

Weymouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two double bedroom refurbishment opportunity with immense potential
- Pleasant residential setting with outlook over the garden and allotment space to the rear
- Situated a short stroll away from shops, dining facilities, excellent transport links and schools
- Spacious front and rear gardens with lawns, patio, pleasant shrubbery and gated access
- Well suited for young families & investors with potential to update and upgrade
- Highly popular Westham location
- Company sale: 28 Day Exchange Required
- Two well proportioned double bedrooms

DIRECT MOVES







Entrance Hall
3' 7" x 3' 6" (1.08m x 1.07m)
Stairs rise to the first floor landing and an opening into the living room

Living Room
14' 1" x 10' 8" (4.29m x 3.25m)
A front aspect living room with a double glazed window, a chimney breast, an opening into under stair storage and an opening into the kitchen

Kitchen
14' 8" x 7' 6" (4.46m x 2.28m)
A rear aspect, light filled kitchen with two double glazed windows looking onto the rear garden, an obscured UPVC glazed door onto the rear garden and a range of eye and base level units. Vaillant combination boiler mounted on wall.

First floor landing
5' 9" x 3' 7" (1.76m x 1.09m)
Doors open into both bedrooms and the bathroom. A skylight provides natural light and stairs down to the entrance hallway.

Bathroom
7' 1" x 5' 9" (2.15m x 1.76m)
A rear aspect, partially tiled bathroom with a wall to wall bathtub with stainless tap, a low-level WC and a hand wash basin with stainless taps

Bedroom One
14' 9" x 10' 7" (4.49m x 3.23m)
A front aspect double bedroom with a double glazed window and a chimney breast.

Bedroom Two
8' 7" x 11' 1" (2.62m x 3.37m)
A rear aspect double bedroom with pleasant outlook over the rear garden and allotments to the rear.







Entrance Hall
3' 7" x 3' 6" (1.08m x 1.07m)
Stairs rise to the first floor landing and an opening into the living room

Living Room
14' 1" x 10' 8" (4.29m x 3.25m)
A front aspect living room with a double glazed window, a chimney breast, an opening into under stair storage and an opening into the kitchen

Kitchen
14' 8" x 7' 6" (4.46m x 2.28m)
A rear aspect, light filled kitchen with two double glazed windows looking onto the rear garden, an obscured UPVC glazed door onto the rear garden and a range of eye and base level units. Vaillant combination boiler mounted on wall.

First floor landing
5' 9" x 3' 7" (1.76m x 1.09m)
Doors open into both bedrooms and the bathroom. A skylight provides natural light and stairs down to the entrance hallway.

Bathroom
7' 1" x 5' 9" (2.15m x 1.76m)
A rear aspect, partially tiled bathroom with a wall to wall bathtub with stainless tap, a low-level WC and a hand wash basin with stainless taps

Bedroom One
14' 9" x 10' 7" (4.49m x 3.23m)
A front aspect double bedroom with a double glazed window and a chimney breast.

Bedroom Two
8' 7" x 11' 1" (2.62m x 3.37m)
A rear aspect double bedroom with pleasant outlook over the rear garden and allotments to the rear.







FRONT GARDEN

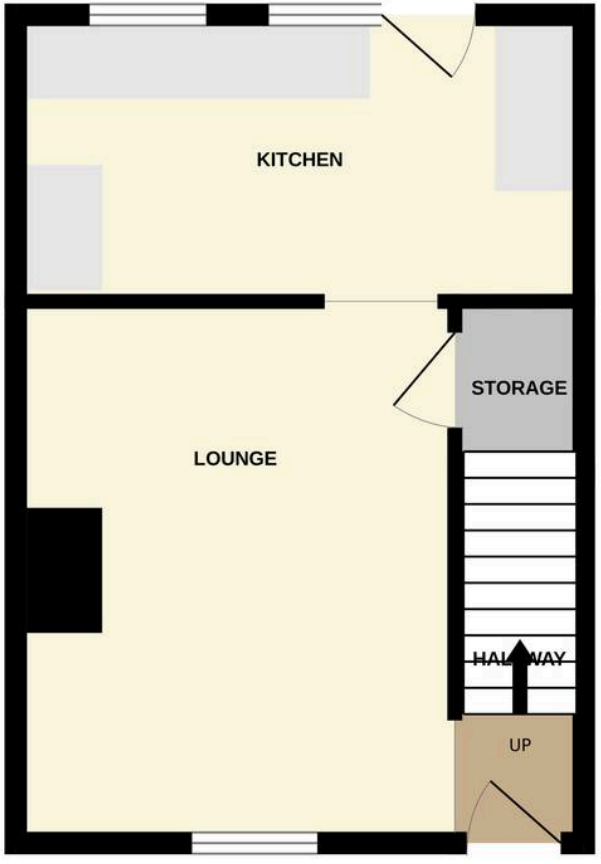
A hedge and fence enclosed patio front garden provides a bin store area and a pleasant private entrance area.

GARDEN

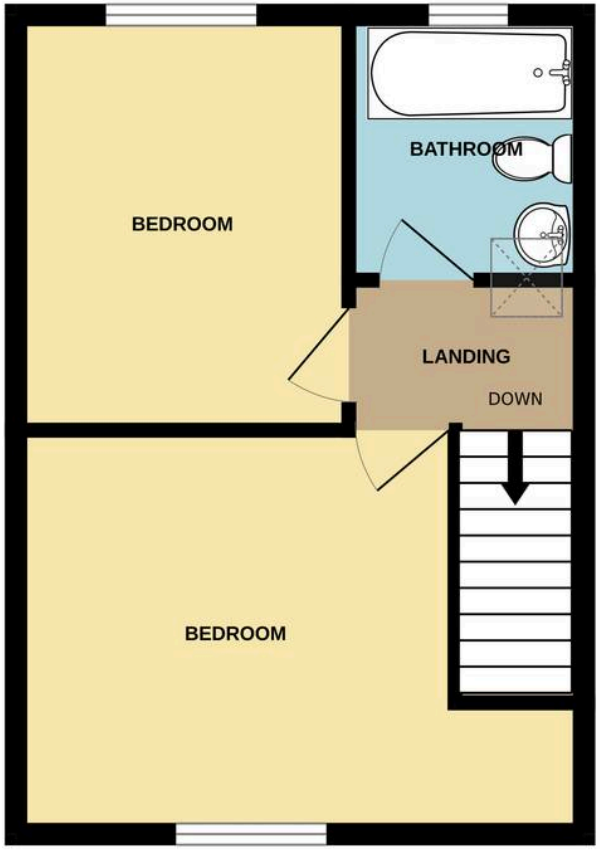
A well sized rear garden backing onto allotments. A concrete laid area off the kitchen leads onto the majority of the garden, which is laid to lawn with a patio walkway through and a small patio to the rear, with gated access onto a pathway behind the property.

DIRECT MOVES

GROUND FLOOR



1ST FLOOR



DT4 0JB

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.
Made with Metropix ©2026

DIRECT MOVES



Direct Moves

Direct Moves, 9 Westham Road - DT4 8NP

01305778500 • Sales@directmoves.com • directmoves.com/

Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly