



Jestys Avenue
Weymouth
£450,000



Located on sought-after Jesty's Avenue in Broadwey, Weymouth, this charming detached cottage dates back to circa 1860 and retains a wealth of character features throughout. Set within private mature gardens, the property offers two generous reception rooms, a spacious kitchen/family room, three double bedrooms, and a large family bathroom. The wrap-around gardens also include a substantial workshop with power and water, plus off-road parking. EPC rating D.

Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbor. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighboring Portland, resulting in improved transport links, including the construction of a relief road and an extensive network of cycle paths. The town offers a wide range of amenities, from independent shops and restaurants to leisure facilities and healthcare services, as well as a selection of schools. Weymouth is serviced by mainline train links to London Waterloo and Bristol Temple Meads and a regular bus service to the County town of Dorchester.



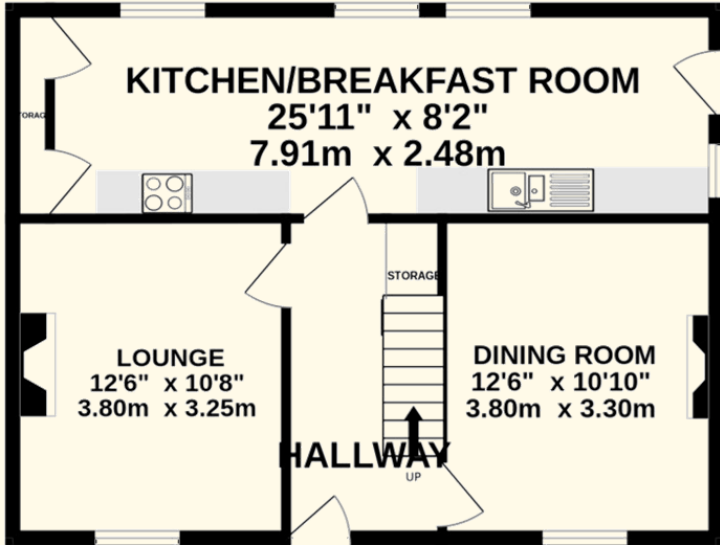
A private driveway provides off-road parking and access to the rear outbuilding. A part-glazed door opens into a welcoming hallway with under-stair storage and oak flooring, which continues into the bright front-aspect lounge featuring a fireplace. The versatile dining room also enjoys a front aspect and period fireplace.

The spacious modern kitchen is fitted with a range of wall and base units with work surface over, a double oven, electric hob, integrated dishwasher, and ample space for freestanding appliances, with access to a secondary entrance.

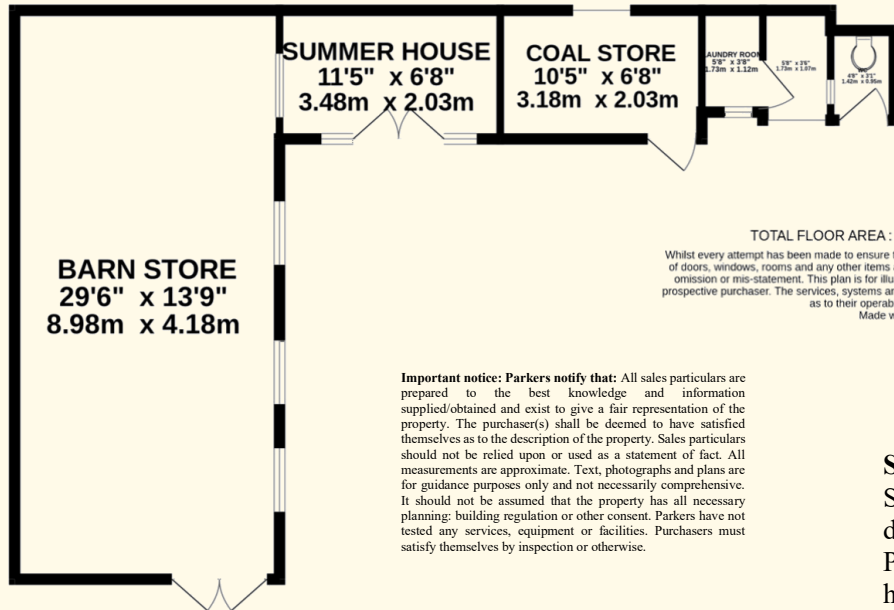
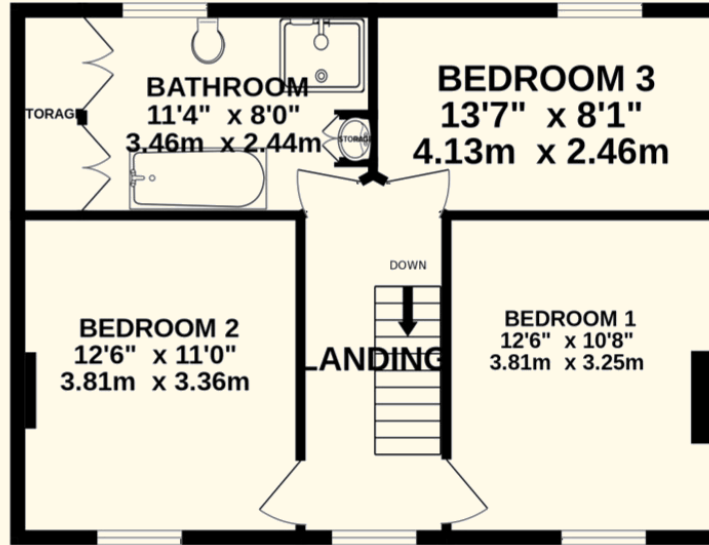
Upstairs are three well-proportioned double bedrooms, two with front-aspect windows and one overlooking the rear. A generous fully tiled bathroom includes a bath with shower attachment, separate shower cubicle, WC, wash hand basin, and useful storage cupboards.

Externally, the property benefits from a private wraparound garden, mainly laid to lawn, with mature trees and shrubs providing colour and texture. The home also features a garage, which benefits from power, lighting, and a water connection. In addition, a lean-to sits adjacent to the entrance of the home, offering further storage and a WC.

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Agents Notes:

The garage benefits from a water connection, although the source of the supply is currently unclear, and has previously been investigated by Wessex Water.

We have been informed by the vendor that the property was professionally underpinned 30 years ago. No issues have arisen since this time. The current owners have also had a further survey during their tenure, which has confirmed there has been no movement since the original underpinning. Full documentation is available to support this.

Services:

Mains electricity and water are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970
Council tax band D.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available. Mobile phone service varies dependent upon your provider. For up-to-date information please visit <https://checker.ofcom.org.uk>