



Jestys Avenue
Weymouth
£460,000



Situated in the sought-after location of Jestys Avenue in Broadway, Weymouth, is this charming and versatile detached cottage, featuring a double-fronted façade and set within private, mature gardens. Believed to date back to circa 1860, the property retains a wealth of character and period features throughout. The accommodation comprises two generous reception rooms, a spacious kitchen/family room, three double bedrooms, and a large family bathroom. The extensive wrap-around gardens include an outbuilding, including a substantial workshop with power and water. Additional benefits include off-road parking and a peaceful, secluded setting. EPC rating is D.

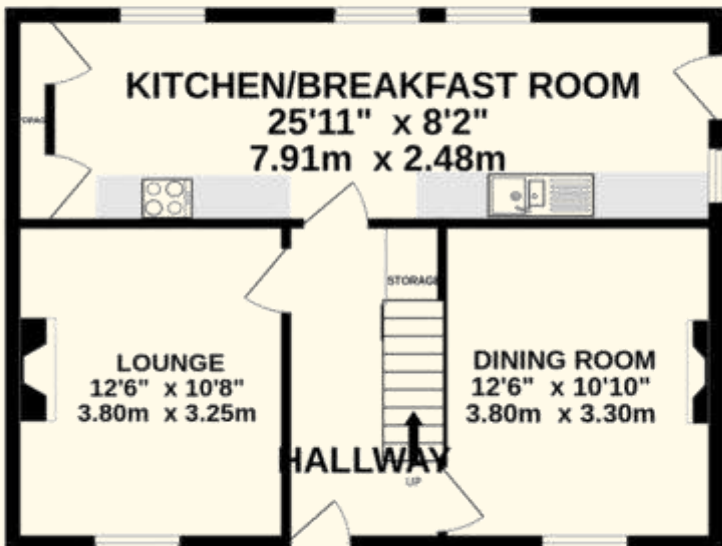
Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbor. In 2012, the town gained 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.



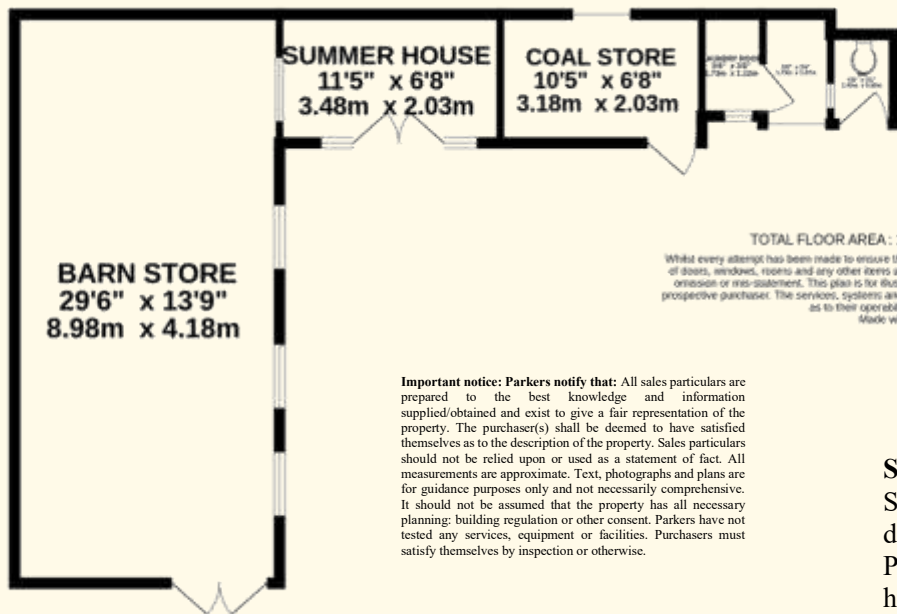
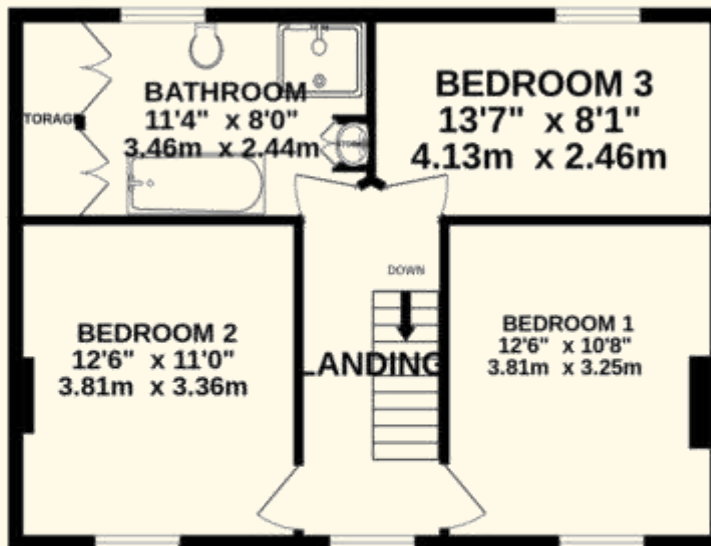
On approaching the property, a private driveway leads to access for parking and the outhouse situated to the rear. A part-glazed door opens into a welcoming entrance hallway, which provides access to all ground floor accommodation, and useful storage space beneath the stairs that rise to the first floor. The hallway is tastefully decorated and features attractive oak flooring, which continues into the bright and generously sized lounge. The lounge enjoys a front-aspect window and a fireplace with mantel and surround, creating a cosy focal point. The versatile dining room also benefits from a front aspect, period fireplace, and offers ample space for dining furniture. The modern kitchen is well proportioned and fitted with a range of wall and base units, complemented by attractive wooden work surfaces. It features a double oven and an electric hob with extractor above. To the rear, additional units and work surface incorporate an integrated dishwasher and sink with mixer tap. There is also further cupboard space providing excellent storage, room for freestanding appliances, and a door offering to a secondary entrance to the property. Upstairs, the property offers three well-proportioned double bedrooms. Bedrooms one and two benefit from front-aspect windows, while bedroom three enjoys a rear-aspect outlook. The rooms continue the bright and spacious feel, enhanced by high ceilings, and are all finished with carpet. The generously sized bathroom is fully tiled and comprises a bath with hand shower attachment, a separate shower cubicle, WC, and wash hand basin. Additionally, there are two large double storage cupboards, and the room is finished with attractive wood-effect flooring.

Externally, the property benefits from a private and beautifully maintained 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 floorplans 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>