



Benville Road, Weymouth

OFFERED WITH NO FORWARD CHAIN, this modern two-bedroom terraced home features a comfortable layout over two floors. The accommodation comprises a newly fitted kitchen with breakfast space, a living room, two bedrooms, and a newly fitted modern family bathroom. Externally, the property benefits from a front and rear garden and dedicated parking found at the rear. The EPC rating is C.

Offers in excess of £200,000



Situation

Weymouth, located on the stunning Jurassic Coast in Dorset, is a charming seaside town known for its golden sandy beach, historic harbor, and vibrant promenade. The town offers a range of amenities, including shops, restaurants, cafes, and traditional seaside attractions, making it a popular destination for families and holidaymakers. Its coastal surroundings boast dramatic cliffs and scenic walking paths such as the South West Coast Path. Just beyond the shoreline, the Dorset countryside unfolds with rolling hills, nature reserves, and picturesque villages, offering visitors a perfect blend of coast and country to explore. A mainline train links the town to both London Waterloo and Bristol Temple Meads and local buses connect to nearby towns and villages. Just seven miles north is the historic county town of Dorchester offering further amenities and local history.

Entrance

On approaching the home, a gate provides access to a path buttressed by a gravelled area that leads you to the front door nestled under a useful storm porch. From here, a door provides access to a useful porch that provides a tidy transition space before a part glazed door provides access into the home.

Living Room

The Living room is a bright and welcoming space featuring a double-glazed window overlooking the front. The neutrally decorated room is finished with attractive wood effect flooring, creating a bright and open space. From here, stairs rise to the first floor, and access is gained to the kitchen.

Kitchen

Positioned at the rear of the property is the newly fitted kitchen, which has been thoughtfully upgraded with a stylish range of contemporary wall and base level units with worksurface over housing integrated appliances, including an electric oven, a four-ring hob with extractor hood above a 1 and 1/2 drainer stainless steel sink with mixer tap and space for a washing machine. A rear aspect window sits above the sink and an external door open directly to the rear garden, drawing in plenty of natural light.

First Floor

Upstairs, the first-floor landing leads to two bedrooms and the family bathroom.

Bedrooms

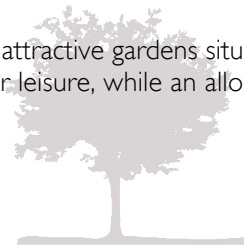
The primary bedroom is a spacious double room situated at the front of the house, offering ample space for furnishings and benefits from fitted storage. The second bedroom is a comfortable room overlooking the rear aspect, also benefiting from a fitted storage, making it an ideal setup for a child's bedroom, guest room, or a dedicated home office.

Bathrooms

Serving both bedrooms is a modern bathroom suite neatly fitted with a panel enclosed bath, a wash hand basin, a low-level WC and heated towel rail. The room is tastefully finished with attractive tiled walls and wood effect flooring.

Externally

Externally, the property benefits from its low-maintenance outdoor spaces, featuring attractive gardens situated at both the front and the rear of the house. The rear garden serves as a private spot for outdoor dining or leisure, while an allocated parking space nearby adds vital everyday convenience and security.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band B.

Broadband

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>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services

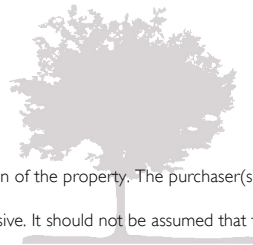
Mains electricity, water and drainage are connected.
Gas fired central heating.

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>



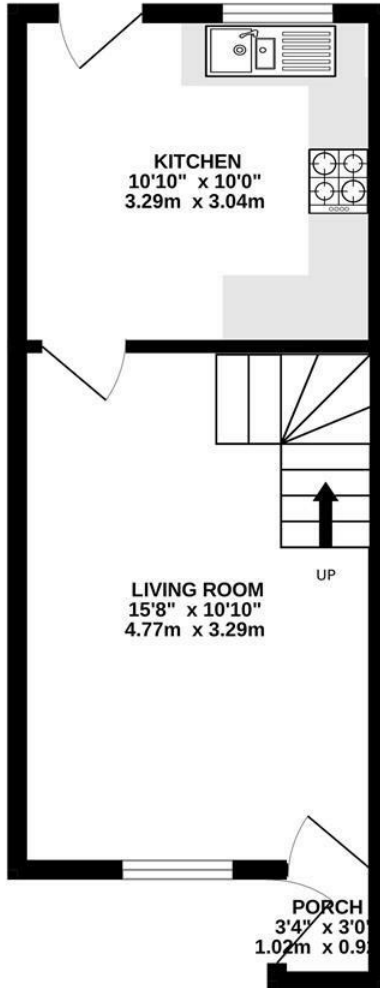
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

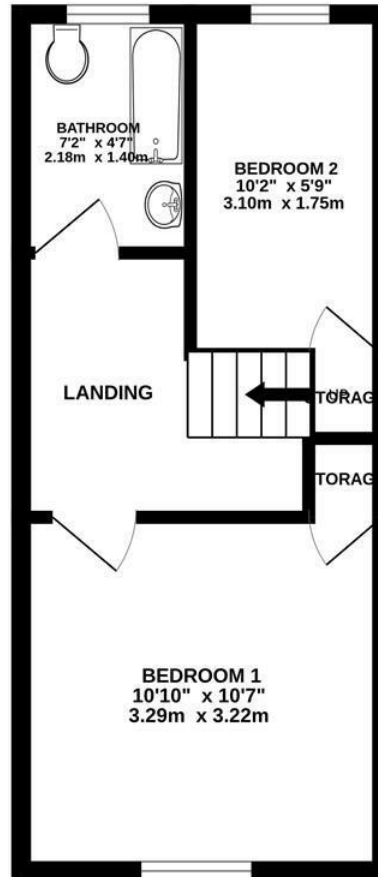
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
 286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
 276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 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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