



25 St Helens Road  
Weymouth, DT4 9DY

**£375,000 Freehold**

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## 25 St Helens Road Weymouth, DT4 9DY

A three bedroom, three reception room semi detached family house located in a quiet cul-de-sac location with a west facing garden to the rear. Offering extended accommodation on the ground floor with a garden room / sun lounge and a utility room having been added making this a very flexible home and has potential for an annex to be created on the ground floor. The property benefits from Gas Central Heating with a recently replaced boiler and UPVC double glazed windows but is ready for some modernisations / improvements to be made. Outside there is ample off road parking leading to a garage currently used as an office and a store, there is also a good sized West Facing garden to the rear. There are good local amenities available close by and access to primary and secondary schools off Chickerell Road.

### Entrance Hall

Under stairs cupboard

### Lounge

12'10" x 12'4" (3.93 x 3.77)

### Dining Room

13'3" x 10'7" (4.05 x 3.24)

French Doors to patio and West Facing rear garden

### Kitchen Breakfast Room

16'7" x 9'4" (5.08 x 2.87)

Range of cream coloured kitchen units with sink unit set in to worktops with drawers and cupboards below, range of wall mounted cupboards, space for table and chairs

### Sun Lounge / Garden Room

14'9" x 8'11" (4.52 x 2.72)

French doors and feature windows on to West Facing rear garden, tiled floor

### Utility Room / WC

8'8" x 10'3" narrowing to 6'0" (2.66 x 3.14 narrowing to 1.84)

Sink unit set in to work surface with cupboards below, Low level WC, tiled floor

### Landing





**Bedroom 1**  
12'4" x 10'8" (3.77 x 3.26)

**Bedroom 2**  
13'4" x 10'7" (4.08 x 3.25)

**Bedroom 3**  
8'2" x 8'1" (2.51 x 2.48)

**Bathroom**

Fitted with white suite comprising of panel bath, wash hand basin and WC cupboard housing a recently installed Viessmann gas boiler

**Garage And Driveway**

Good off road parking to the front leading to a garage with up and over door. Garage is currently used as a store and an office  
Office 2.94 x 2.36  
Store 2.45 x 2.24 with up and over door

**Gardens**

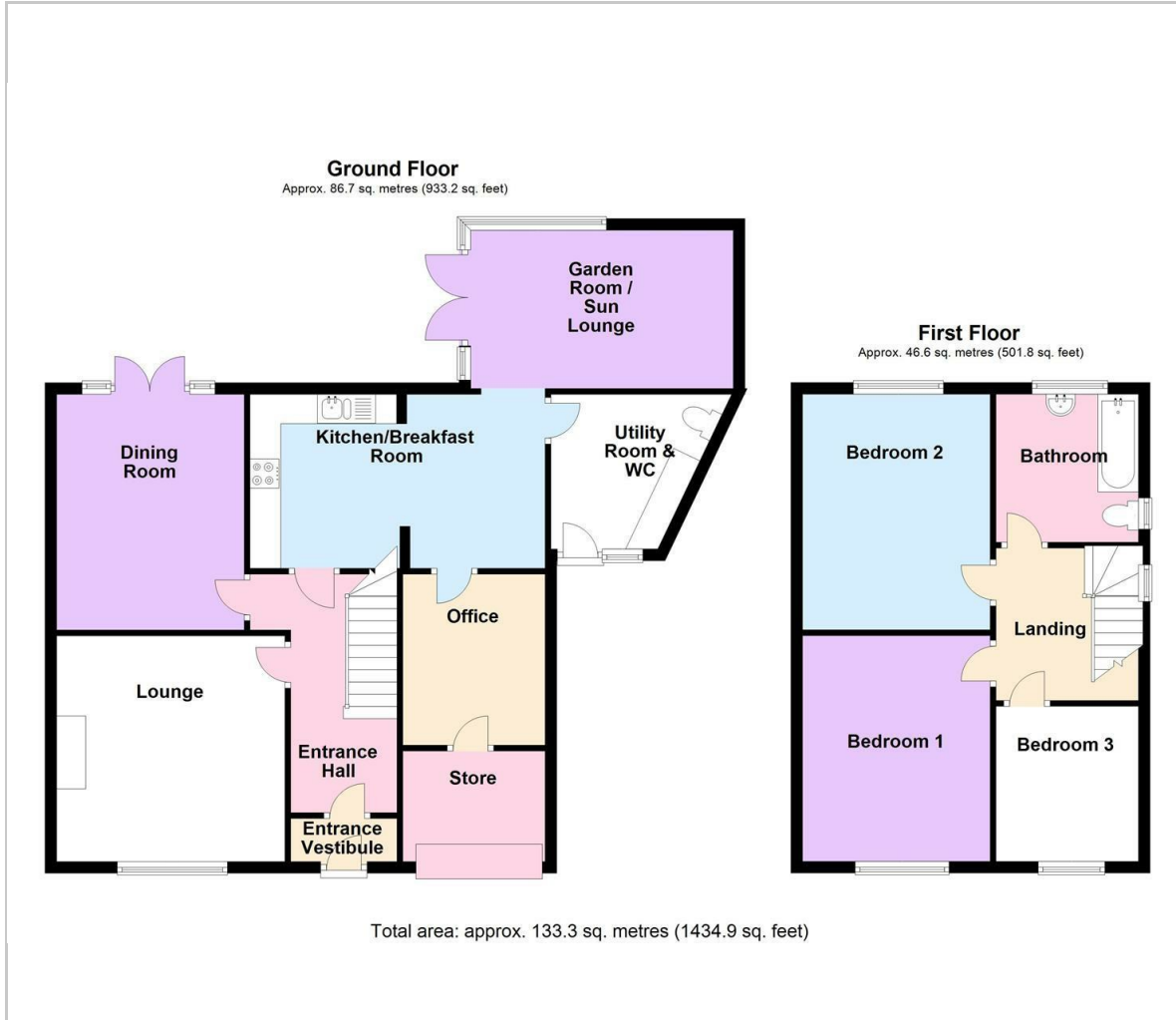
To the rear is an ample sized West Facing garden mainly laid to lawn, side pedestrian access and a timber shed, Small garden area to the front laid to lawn

**Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan

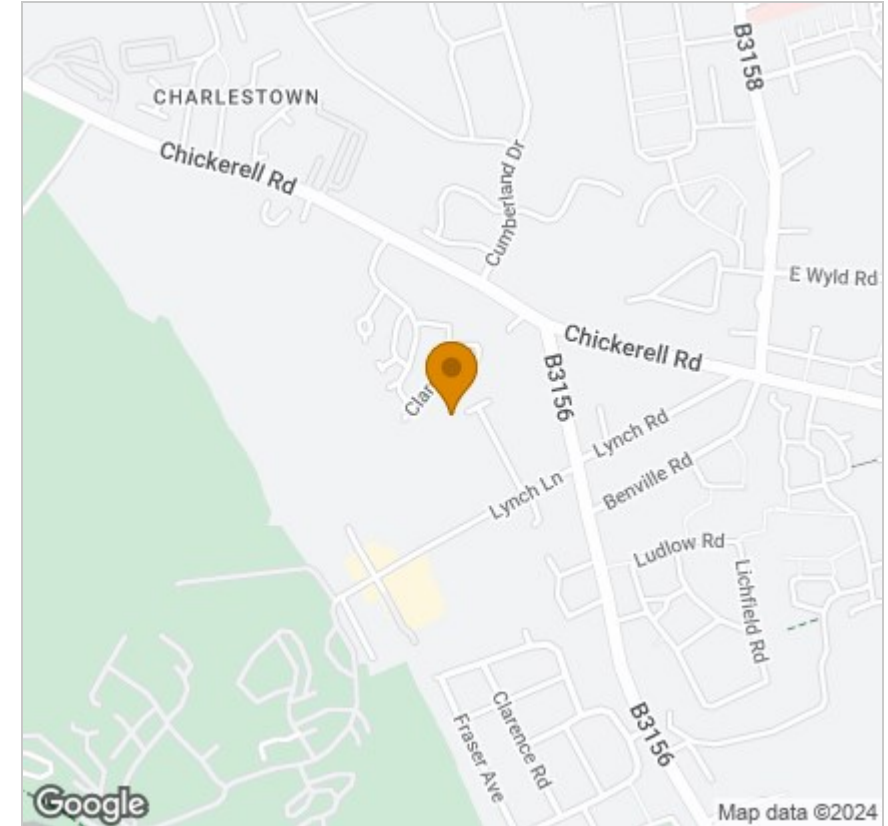


## Viewing

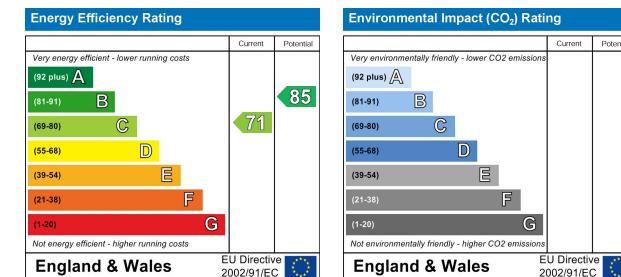
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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