



27 Connaught Gardens  
Weymouth, DT4 9PD

**Asking Price £450,000 Freehold**



## 27 Connaught Gardens

Weymouth, DT4 9PD

A very well presented three bedroom detached bungalow, located in this desirable cul-de-sac residential position at Rodwell. The property has a modern fitted kitchen/ diner, separate utility room, bathroom and separate shower room, gas central heating, UPVC double glazed windows and an attractive conservatory room, a detached garage with off road parking, and attractive surrounding gardens. Must be viewed.

### ENTRANCE HALL

Panel radiator, and laminate flooring.

### SHOWER ROOM

Window to rear, glazed walk in shower cubicle, low level WC, wash hand basin, chrome heated towel rail, and extractor fan.

### KITCHEN/ DINER

18'4" x 8'2" (5.60m x 2.50m)

Double aspect room, modern range of eye level base and wall units with roll top working surfaces, one and a half bowl stainless steel sink unit with mixer tap, splash backs, built in double oven, ceramic hob and extractor hood above, plumbing for dish washer, space for fridge freezer, dining area, laminate flooring and radiator.

### UTILITY ROOM

7'10" x 4'11" (2.40m x 1.50m)

Door to rear, panel radiator, storage cupboards, one and a half bowl stainless steel sink unit with mixer taps, and plumbing for washing machine and dryer.

### LIVING ROOM

20'4" x 13'5" (6.20m x 4.10m)

Double doors and window to rear, two panel radiators, and attractive fireplace with surround.

### CONSERVATORY

19'4" x 8'10" (5.90m x 2.70m)

Triple aspect room, laminate flooring, and double doors to garden.

### HALLWAY

Airing cupboard with shelving and loft hatch.

### BEDROOM ONE

14'5" x 9'6" (4.40m x 2.90m)

Double aspect room, panel radiator, wardrobes and storage above.

### BEDROOM TWO

11'9" x 9'6" (3.60m x 2.90m)

Window to side, panel radiator, and double wardrobe.





### **BEDROOM THREE**

8'6" x 8'2" (2.60m x 2.50)

Window tp side, and panel radiator.

### **BATHROOM**

Window to rear, panel bath with mixer tap and wall mounted shower, splash boarding, wash hand basin, low level WC, and chrome heated towel rail.

### **OUTSIDE**

To the front of the property there is hard standing brick paved off road parking leading to a detached single GARAGE with electric up and over door, power and lighting. There is side access to the rear and surrounding garden areas with paved patio areas, a lawn, well stocked flower beds and borders, and mature shrubs and trees.

### **COUNCIL TAX**

Band D

### **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.

### **FURTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 13 mbps

Superfast 63 mbps

Flood Risk Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.



## Floor Plan



## Viewing

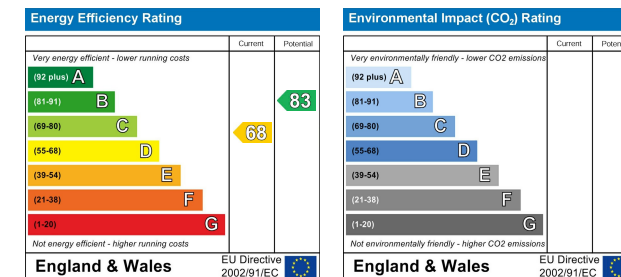
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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.

## Area Map



## Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)