



12 Ranelagh Road
Weymouth, DT4 7JD

Price Guide £275,000 Freehold

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This large 3 storey house is in need of full refurbishment but offers the right buyer a wealth of possibilities and sits on the fringes of the Park District being close to the train station, and town centre and Weymouth's Award-winning beach beyond.

There is the potential of 7 bedrooms with an extra outbuilding that could be a 1-bedroom self-contained flat STPP.

Viewings are highly recommended and strictly by appointment.

Living Room
13'10" x 13'10" (4.24m x 4.22m)
A good size room with feature fireplace

2nd reception/ Bedroom
13'8" x 13'1" (4.18m x 3.99m)
A double bedroom with shower en-suite, rear aspect window.

Dining Room
12'9" x 10'9" (3.89m x 3.28m)
A good size room accessed of the kitchen and hallway.

Kitchen
17'8" x 10'9" (5.40m x 3.28m)
A really good size kitchen with door leading to the garden and downstairs cloak/ utility.

Bedroom 3
13'7" x 13'1" (4.16m x 3.99m)
A double bedroom with rear aspect view.

Stairs rise to the first floor

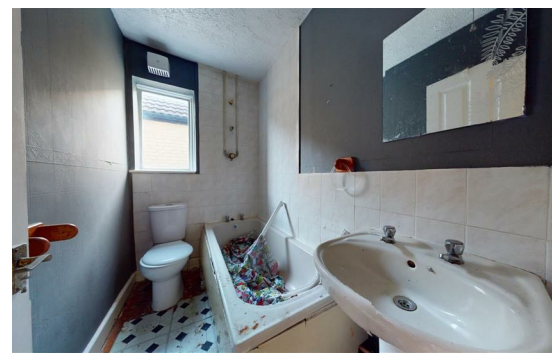
Bedroom 1
13'9" max x 12'6" max (4.21m max x 3.82m max)
A double bedroom with feature fireplace and front aspect bay window.

Bedroom 2
11'5" x 10'11" (3.48m x 3.33m)
A double bedroom with rear aspect view and wash hand basin

Bedroom 4
10'0" x 6'5" (3.07m x 1.98m)
A single bedroom with front aspect view

Stairs rise to the second floor





Bedroom 5

13'1" x 9'6" (4.00m x 2.90m)

A double bedroom with large windows giving front and rear views

Bedroom 6

9'10" x 9'5" (3.01m x 2.88m)

A single bedroom with large windows giving front and rear views

Outbuilding

16'2" x 13'5" (4.93m x 4.10m)

An outbuilding with 2 floors which has the potential to become more living space STPP

Garden

To the rear there is courtyard leading to a garden area that requires some attention.

Construction

Standard brick built construction with cavity wall and pitched roof.

Other Information

Flood Risk

Rivers & Seas High

Surface Water Low

Mobile signal

Fair to good

Broadband services

Standard - 16mbps

Super Fast - 80mbps

Ultra Fast - 1000mbps

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



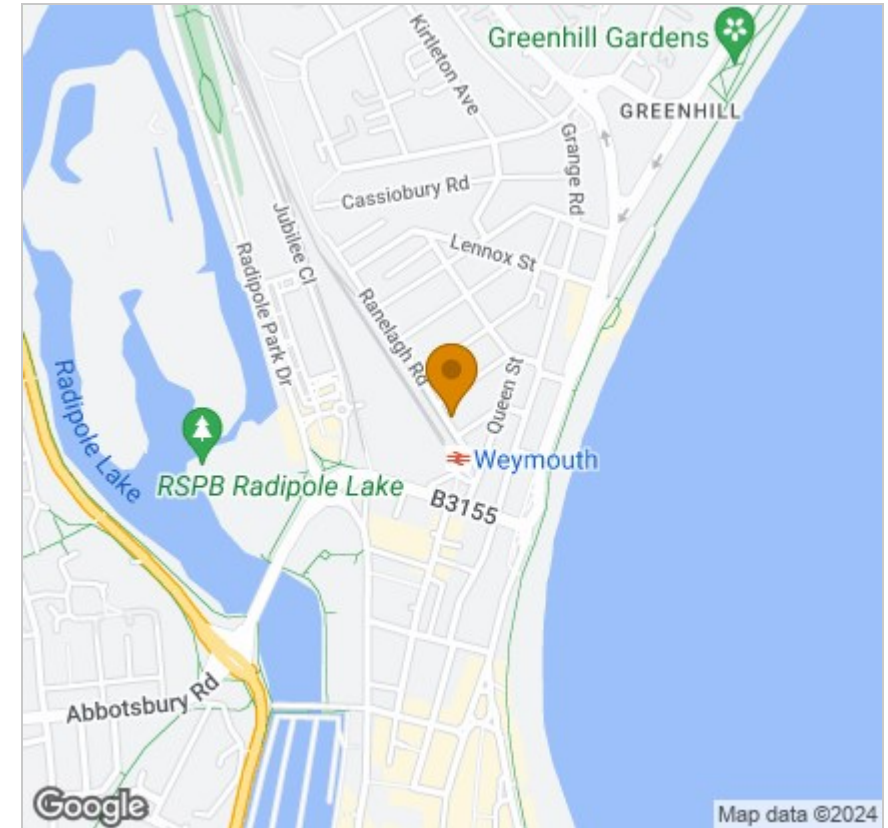
Viewing

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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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk

Area Map



Energy Efficiency Graph

