



28 Bryn Road
Weymouth, DT4 0NP

Asking Price £370,000 Freehold

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Weymouth, DT4 0NP

A spacious extended four bedroom semi-detached house, located in this popular and convenient position close to local amenities and a short distance to the Town Centre. the property has a modern fitted kitchen/ breakfast room, separate utility room, ground floor bedroom and bathroom, to the first floor there are three bedrooms and a shower room, a useful loft room above, gas central heating, UPVC double glazed windows, good off road parking to the front, an enclosed private rear garden, and a garage.

ENTRANCE PORCH

Tiled flooring, and door into:

ENTRANCE HALL

Under stair storage cupboard, and panel radiator.

STUDY

6'0" x 5'4" (1.83m x 1.65m)

Window to front, panel radiator.

BATHROOM

Window to front, panel bath with shower above, wash hand basin, low level WC, fully tiled walls, extractor fan, and shaver point.

LIVING ROOM

14'4" x 12'4" (4.37m x 3.78m)

Bay window to front, panel radiator, and door to:

DINING ROOM

15'5" x 10'2" (4.70m x 3.10m)

Panel radiator, and panel radiator, and doors to:

KITCHEN/ BREAKFAST ROOM

18'11" x 11'3" (5.79m x 3.45m)

Two windows and door to rear, modern range of eye level base and wall units, stainless steel sink with mixer tap, roll top work surfaces, space for range cooker with extractor above, dish washer and fridge freezer, tiled flooring and splash backs, and panel radiator.

UTILITY ROOM

10'0" x 5'4" (3.05m x 1.65m)

Velux window, door to rear, plumbing for washing machine, cupboard housing combi boiler, and extractor fan.

BEDROOM FOUR

10'4" x 9'10" (3.17m x 3m)

Velux window, panel radiator, and door into utility.

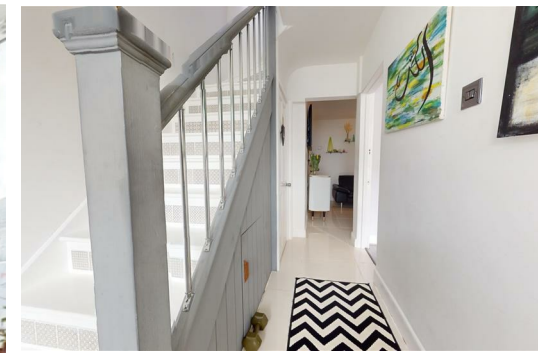
FIRST FLOOR LANDING

Window to side, and storage cupboard.

BEDROOM ONE

13'6" x 10'2" (4.14m x 3.10m)

Window to rear, and panel radiator.





BEDROOM TWO

12'0" x 10'2" (3.66m x 3.10m)

Window to front, and panel radiator.

BEDROOM THREE

8'11" x 8'5" (2.74m x 2.57m)

Window to front, panel radiator, and storage cupboard.

SHOWER ROOM

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

LOFT ROOM

Velux window and storage eaves.

OUTSIDE

To the front there is good off road parking laid to paving, and to the rear is a private enclosed rear garden mainly laid to paving with a garage/workshop with power and lighting, side access, outside lighting, and mature shrubs, there is also rear access to the marsh.

OTHER INFORMATION

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 14 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

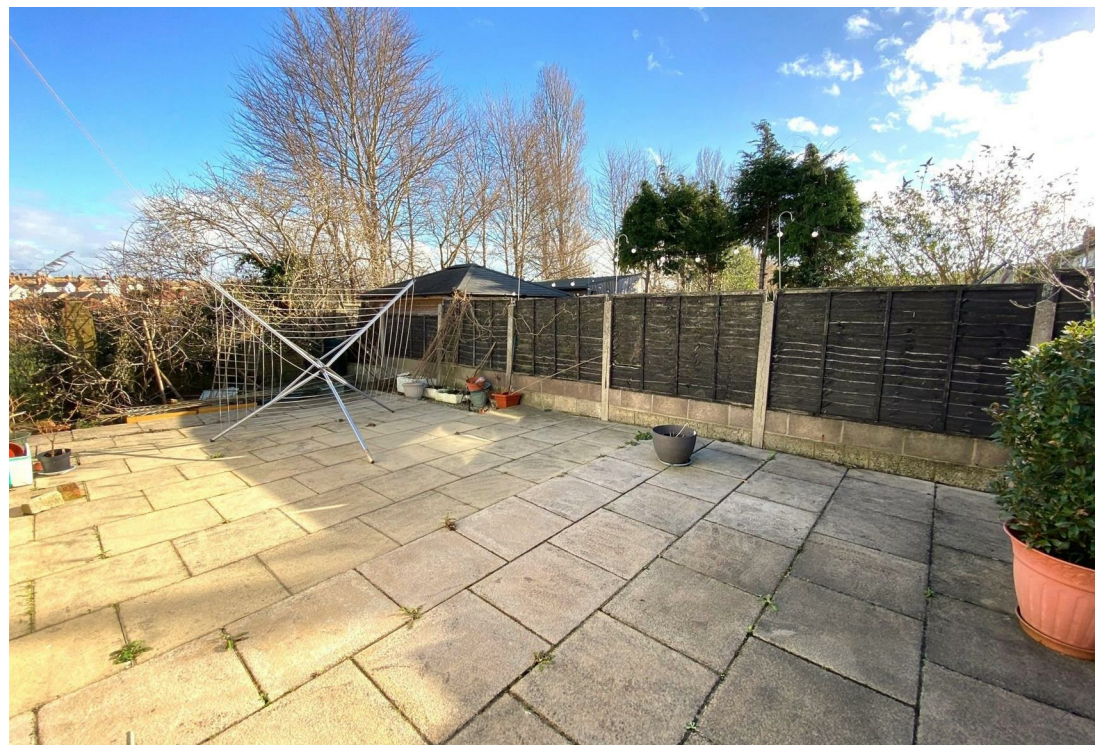
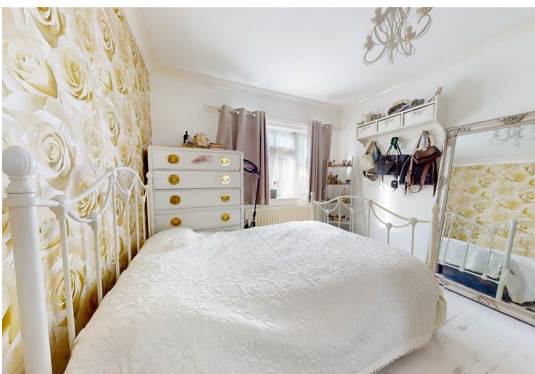
Flood Risk Very Low

Services

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

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



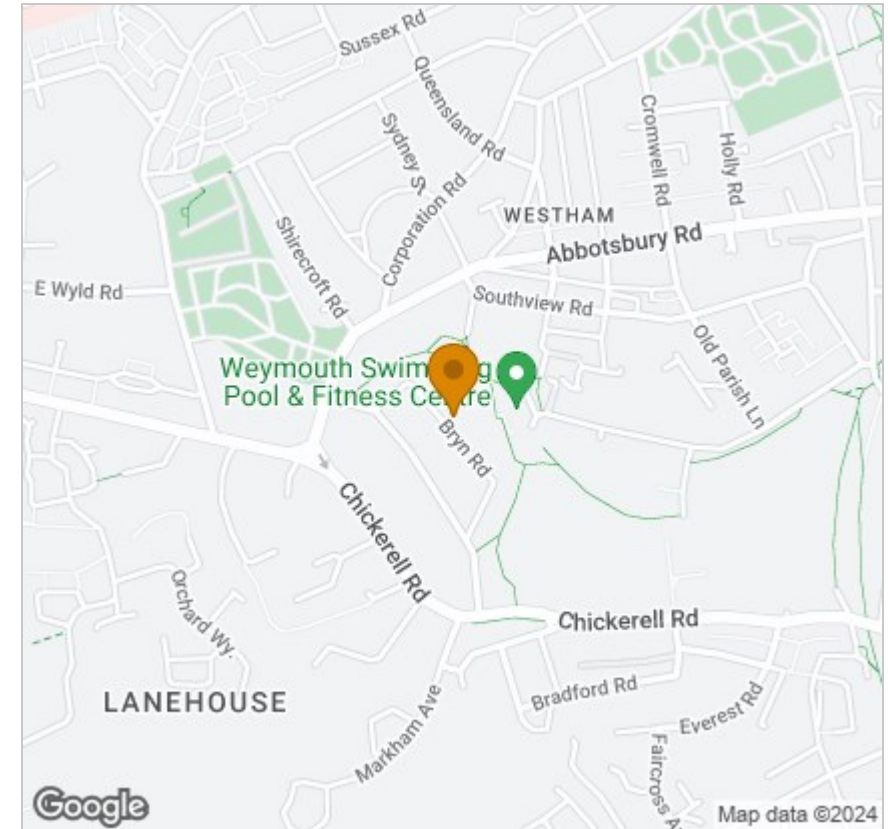
Viewing

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

