



22 Emmadale Road
Weymouth, DT4 0LA

Price Guide £165,000 Freehold

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Total refurbishment project, a three bedroom terraced house located on Emmadale Road with off road parking and a good sized overgrown garden to the rear. Located within easy walking distance of local amenities and within one mile of Weymouths harbour side area, town centre & Esplanade. The property is in a semi derelict condition and ready for a new owner to create there dream home in this very convenient location.

ENTRANCE HALL

Stairs with cupboard below.

LIVING ROOM

11'5" x 11'1" (3.50m x 3.40m)

Bay window to front, fireplace and alcoves.

SECOND RECEPTION ROOM

11'1" x 9'10" (3.40m x 3m)

Window to rear, fireplace and alcoves.

DINING ROOM

9'10" x 7'2" (3m x 2.20m)

Storage cupboard.

KITCHEN

11'1" x 6'10" (3.40m x 2.10m)

Window and door to side, sink unit and storage cupboard.

STAIRS TO FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

11'1" x 10'9" (3.40m x 3.30m)

Bay window to front, fireplace and alcoves.

BEDROOM TWO

11'1" x 10'2" (3.40m x 3.10m)

Window to rear, hot water cylinder, fireplace and alcoves.

BEDROOM THREE

7'2" x 5'10" (2.20m x 1.80m)

Window to front.

BATHROOM

Window to rear, panel bath, wash hand basin, and low level WC.





OUTSIDE

A generous size rear garden which is overgrown at present.

PARKING

The front has been paved to allow for off road parking with a dropped kerb.

COUNCIL TAX

Band B with Dorset Council

CONSTRUCTION

Brick elevations under a pitched tiled roof, the room to the rear is single skinned.

UTILITY SUPPLIES

Electricity, gas, water & drainage have previously been connected, we are unable to verify if the gas is still connected, and the property has also been drained down.

FLOOD RISK

Rivers & sea very low, surface water high

PHONE & BROADBAND STRENGTH & COVERAGE

Vodafone is strong O2 EE & 3 are average signals

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 11 mbps superfast 80 mbps ultrafast 1000 MBPS

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

