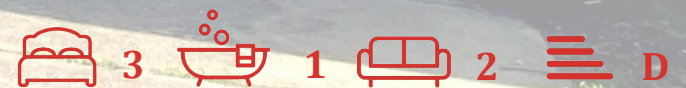




31 Ringstead Crescent  
Weymouth, DT3 6PT

**Asking Price £412,000 Freehold**



## 31 Ringstead Crescent Weymouth, DT3 6PT

A three bedroom detached house, located in this highly desirable residential position at Preston close to Bowleaze Coveaway. The property requires updating, and would be ideal for someone to model into their dream home. The property has a kitchen, two reception rooms, a shower room, a separate WC, UPVC double glazed windows, off road parking leading to an attached single garage, front garden and a large enclosed private rear garden. The property is being sold with vacant possession and no forward chain.

### ENTRANCE PORCH

Door into:

### HALLWAY

Stairs with storage below.

### LIVING ROOM

14'9" x 9'10" (4.50m x 3m)

Window to rear, panel radiator, agas fire with tiled surround, and arch into:

### DINING ROOM

9'10" x 8'10" (3m x 2.70m)

Window to rear, and panel radiator.

### KITCHEN

11'9" x 7'6" (3.60m x 2.30)

Windows to front, door to side, range of storage cupboards, double drainer stainless steel sink unit, wall mounted boiler, tiled splash backs, plumbing for washing machine, gas cooker point, speac for fridge freezer, and panel radiator.

### FIRST FLOOR LANDING

Window to side, panel radiator, small cupboard, and loft hatch.

### BEDROOM ONE

12'9" x 9'6" (3.90m x 2.90)

Window to rear, and panel radiator.

### BEDROOM TWO

11'9" x 10'9" (3.60m x 3.30m)

Window to rear.

### BEDROOM THREE

8'10" x 7'6" (2.70m x 2.30m)

Window to front, and panel radiator.

### SHOWER ROOM

Window to front, large glazed walk in shower cubicle with wall shower and splash boarding, wash hand basin, and panel radiator.

### SEPERATE WC

Window to front, low level WC, and panel radiator.





### **OUTSIDE**

To the front there is off road parking leading to an attached single garage measuring 4.80m x 2.40m (15'8" x 7'10") with window to rear, and light. there is also a front garden area, and side access to a large private garden with mature shrubs and trees.

### **COUNCIL TAX**

Band D

### **OTHER INFORMATION**

Construction

Traditional cavity construction with brick and stone effect elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Flood Risk Very Low

Services

The property is supplied with mains gas (currently capped), 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 firm's 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

