



21 Belfield Park Avenue
Weymouth, DT4 9RE

£595,000 Freehold

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Situated in a much sought after area on Belfield Park Avenue is this three bedroom detached bungalow set on an ample plot enjoying Sea Views from the lounge and rear garden top patio area. there is good off road parking including a Double Carport, Double Garage plus a workshop. Internally the bungalow offers three bedroom accommodation with two ample reception rooms and benefits from gas central heating and UPVC double glazed windows although is ready for some updating. Outside the bungalow has garden areas on all four sides with a selection of patio areas, there is access to under house storage plus there are storage sheds in addition to the ample parking area. Located just over a mile from Weymouth Picturesque Harbour Area and town Centre there are also good local amenities within Wyke Regis.

Entrance Hall

Dining Room

11'11" x 9'10" (3.65 x 3.00)

Lounge

20'1" x 11'11" (6.14 x 3.65)

Sea Views, Double aspect room, French doors onto the garden, Fireplace with Log Burner

Kitchen

11'10" x 9'8" (3.61 x 2.97)

Fitted with range of units comprising sink unit set into worktops with range of drawers and cupboards below, double oven and electric hob space for washing machine and fridge freezer wall mounted cupboards, door to garden

Bedroom 1

13'10" x 9'10" (4.23 x 3.02)

Double aspect room

Bedroom 2

10'1" x 9'10" (3.08 x 3.01)

Double aspect room

En Suite Shower Room

Fitted with shower Wc & wash hand basin & full height wall tiling

Bedroom 3

10'6" x 6'11" (3.21 x 2.12)

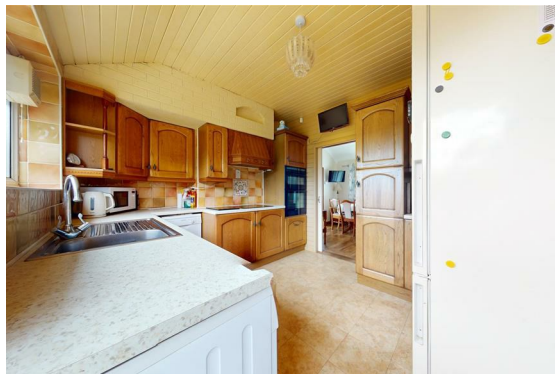
Bathroom

10'10" max x 5'5" (3.32 max x 1.67)

White suite comprising panel bath, tiled shower and wash hand basin, full height wall tiling

Separate WC

Low level WC





Driveway Garages, Carport & Parking
Long driveway leading to off road car parking and to a Double carport plus a double garage 4.97 x 4.98 with up and over door and a workshop 4.42 x 3.37 with power and light

Outside
Large garden to the front mainly laid to lawn with patio areas, borders and raised border plus a pathway with steps leading to the front door, To the rear is another ample sized garden with lawned areas patio area with sea views plus decked area borders and a fish pond. To the side of the bungalow is access to a large under store with limited head height, there is also access to a boiler room housing a Baxi gas boiler

Utility Supplies
Mains Gas Electricity water & Drainage are connected, water supply is metered

Council Tax
Band E with Dorset Council

Construction
Traditional cavity wall construction with rendered elevations under a pitched tiled roof

Flood Risk
Very Low from Rivers, Sea & Surface water

Phone and Broadband signal strength and coverage
Mobile phone signal strong with Vodafone, EE, 3 & O2
Sky & BT tv is available, Virgin tv is not available
Broadband speeds standard 13 mbps Superfast 47 mbps, ultra fast 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.

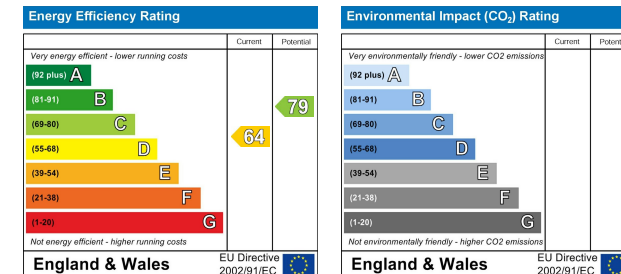
Floor Plan



Area Map



Energy Efficiency Graph



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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