



21 Belfield Park Avenue  
Weymouth, DT4 9RE

**£595,000 Freehold**



## 21 Belfield Park Avenue Weymouth, DT4 9RE

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)

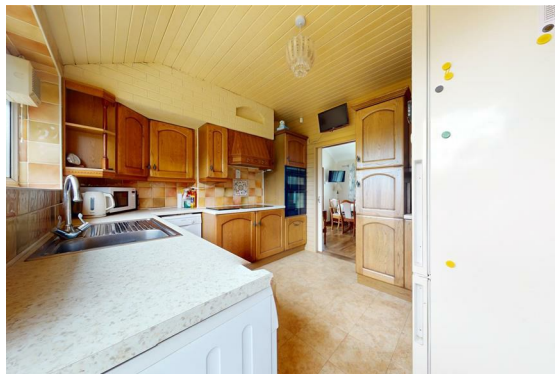
### Bathroom

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



## Viewing

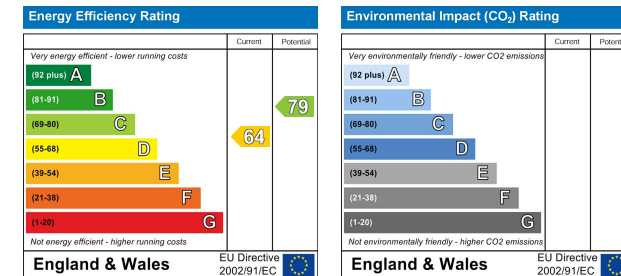
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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