



63 Broadmeadow Road  
Weymouth, DT4 9BT

**Offers Over £360,000 Freehold**

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## 63 Broadmeadow Road Weymouth, DT4 9BT

A three bedroom detached house, located in its popular residential cul-de-sac position at Wyke Regis. The property has two reception rooms, a modern fitted kitchen, ground floor cloakroom and a lean to to the ground floor of property, and three bedrooms and a modern shower room to the first floor level. Gas central heating, UPVC double glazed windows, good off road parking to the front and a generous size rear garden, the property is being sold with no forward chain.

### ENTRANCE HALL

Wood flooring, panel radiator, under stair storage cupboard, and dado rail.

### LIVING ROOM

11'8" x 11'3" (3.58m x 3.45m)

Bay window to front, panel radiator, and alcoves.

### KITCHEN/ DINING ROOM

18'4" x 12'4" maximum (5.60m x 3.76m maximum)

Double aspect room, wood flooring, modern range of built in base and wall units with working surfaces, one and a quarter bowl stainless sink unit with mixer tap, double electric oven, gas hob and extractor hood above, plumbing for a washing machine, space for fridge freezer, storage cupboard housing 'Worcester' boiler and storage space, dining area with fireplace and alcoves, and door to:

### LEAN TO

12'1" x 6'2" (3.70m x 1.90m)

Windows to rear, wood flooring, and door to side.

### SEPERATE CLOAKROOM

Window to side, low level WC, and wash hand basin.

### FIRST FLOOR LANDING

Window to side, dado rail, loft hatch with light and part boarding.

### BEDROOM ONE

14'4" x 11'3" (4.39m x 3.45m)

Bay window to front, panel radiator, and sliding range of mirrored wardrobes, and dado rail.

### BEDROOM TWO

12'4" x 11'3" (3.78m x 3.45m)

Window to rear, panel radiator, and alcoves.

### BEDROOM THREE

8'7" x 7'8" (2.64m x 2.34m)

Window to rear, panel radiator, and alcoves.





**BATHROOM**

Window to front, large walk in glazed shower cubicle with wall mounted shower, low level WC, wash hand basin with storage below, splash paneling to walls, chrome heated towel rail, extractor fan, spot lights.

**OUTSIDE**

To the front there is generous off road parking, and side access to a good size enclosed private rear garden which is laid to lawn, and has two paved patio areas, a pergola, a timber storage shed, some mature shrubs, outside tap an lighting.



**COUNCIL TAX**

Band C

**OTHER INFORMATION**

Construction  
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 79 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

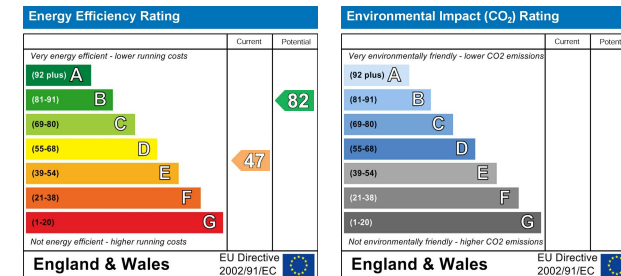
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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