



26 Martleaves Close  
Weymouth, DT4 9UT

**Asking Price £259,950 Freehold**

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## 26 Martleaves Close

Weymouth, DT4 9UT

A spacious two bedroom terraced house, located in this popular residential cul-de-sac position at Wyke Regis. The property has a living room, fitted kitchen and a UPVC conservatory to the ground floor, and two bedrooms and a bathroom to the first floor. Also there is gas central heating with a modern boiler, UPVC double glazed windows, a private enclosed garden to the rear, some good sea views mainly from upstairs and a single garage in a block.

### ENTRANCE HALL

Door into:

### LIVING ROOM

15'5" x 12'1" (4.70m x 3.70m)

Window to front, two panel radiators, spotlights, under stair alcove and door to:

### KITCHEN

12'1" x 7'2" (3.70m x 2.20m)

Window to rear, range of base and wall units, with roll top work surfaces, breakfast bar, one and a quarter bowl sink with mixer tap, tiled splash backs, gas cooker point, space for fridge freezer, plumbing for washing machine, spotlights and door to:

### CONSERVATORY

12'1" x 7'6" (3.70m x 2.30m)

Triple aspect room, tiled floor, water tap and door to garden.

### FIRST FLOOR LANDING

Airing cupboard housing 'Glow. Worm' combination boiler, and loft hatch.

### BEDROOM ONE

12'5" x 9'2" (3.80m x 2.80m)

Window to front, fitted wardrobe, and panel radiator.

### BEDROOM TWO

10'2" x 6'10" (3.10m x 2.10m)

Window to rear, and panel radiator.

### BATHROOM

Window to rear, panel bath with mixer tap and hand shower attachment, low level WC, wash hand basin, and tiled splash backs.







### **OUTSIDE**

To the front there is a garden area with potential for off road parking (Subject to planning permission). To the rear is a small paved patio and a lawn area with rear access to a single garage in a block. the property does also have some good sea views.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 11 mbps

Superfast 44 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas No Risk

Surface 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

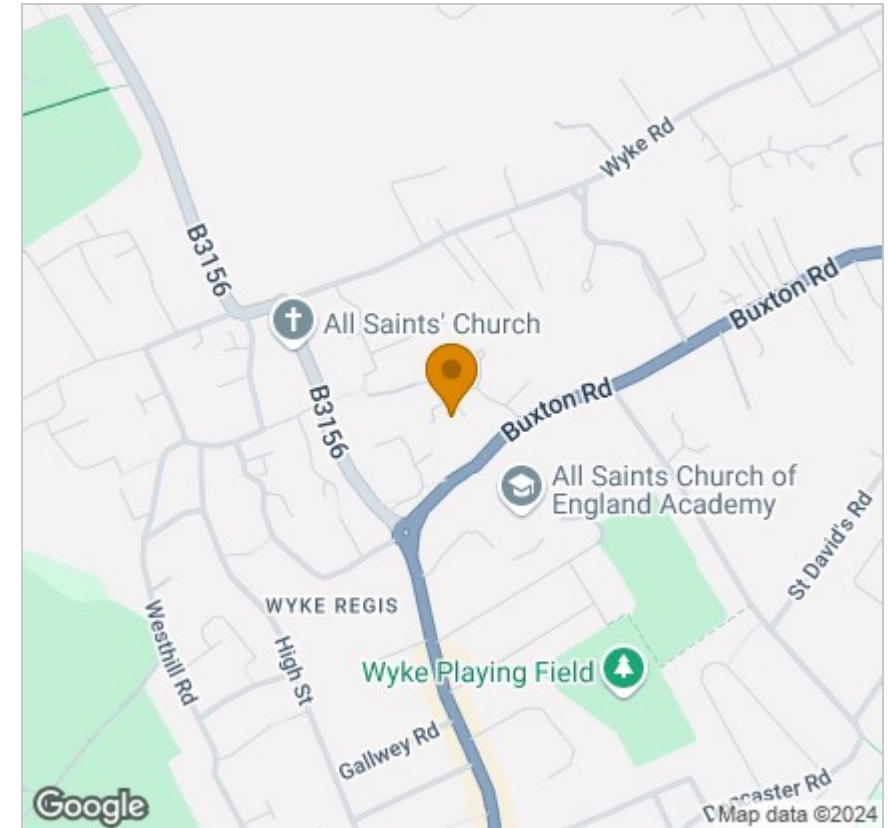


## Viewing

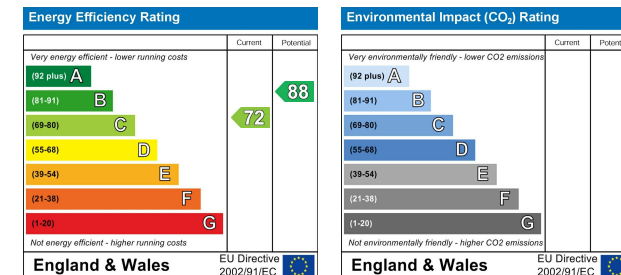
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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