



12a Regency Drive
Weymouth, DT3 5PG

Asking Price £345,000 Freehold

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A beautifully presented 3 bedroom end of terrace family home finished to a high standard throughout with integral garage/storage space. The ground floor consists of a modern kitchen/diner and a generous sized living room with patio doors opening onto large decking in the rear garden.

There are three double bedrooms and family bathroom with the master bedroom boasting a walk-in wardrobe and separate ensuite.

Entrance Hall

Doors giving access to the living room and utility room with stairs rising to the first floor.

Living Room

17'6" x 13'5" (5.35 x 4.11)

Large living room with access to storage cupboard under the stairs, rear aspect window, double patio doors and door into the properties kitchen/diner.

Kitchen/diner

16'11" x 9'8" (5.17 x 2.95)

Modern fitted kitchen with ample eye and base level units, integral dishwasher, integral fridge/freezer, integral microwave-oven and oven, 4 ring gas hob with electric overhead extractor fan, one and quarter composite sink and drainer. Further benefitting from a breakfast bar and space for a dining table.

Utility Room

6'1" x 6'9" (1.86 x 2.06)

Front aspect window, space for washing machine and tumble dryer, single sink, worktop space, WC

Bedroom 1

14'1" x 9'6" (4.30 x 2.91)

Double bedroom with rear aspect window, dressing area with side aspect window and access to the ensuite shower room.

Ensuite

Double shower cubicle, wash hand basin and WC. Front aspect window and heated towel rail.

Bedroom 2

15'7" x 9'0" (4.75 x 2.76)

Double bedroom with rear aspect window





Bedroom 3

6'11" x 16'4" (2.13 x 4.99)

Double bedroom with two front aspect windows, built in storage space

Bathroom

Panel bath tub with shower overhead, wash hand basin, WC and heated towel rail.

Outside

The rear garden has a large raised decking with glass balustrade surround and steps down to lower level garden which is laid to lawn.

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 21mbps

Superfast - 80 mbps

Ultrafast - Not known



Flood Risk

Rivers & Seas - No Risk

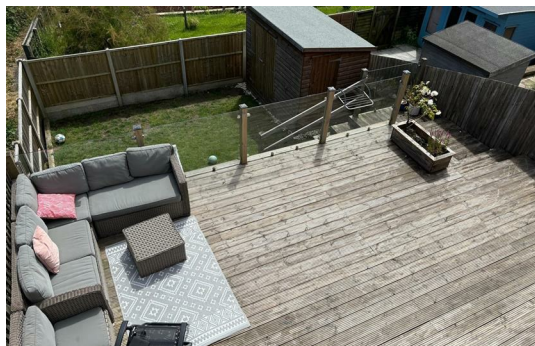
Surface Water - Medium

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



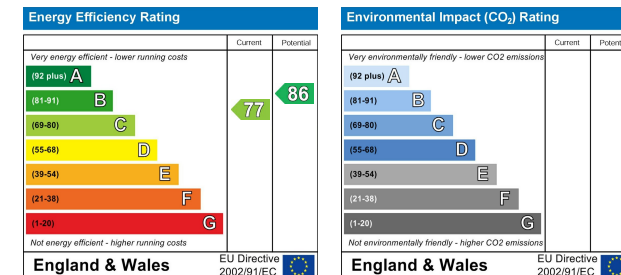
Floor Plan



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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