



7 Steeple Close  
Weymouth, DT3 5RG

**Asking Price £365,000 Freehold**

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## 7 Steeple Close Weymouth, DT3 5RG

A very well presented three bedroom semi-detached house located in this very popular residential catchment location at Redlands, close to good local amenities and schools. The property has been modernised to a very high standard by the current owners with a good quality modern fitted kitchen/ diner with a bathroom, a UPVC double glazed conservatory and windows, gas central heating, good off road parking to the front, and an attractive rear garden.

### ENTRANCE PORCH

Triple aspect room, laminate floor, and door into:

### ENTRANCE HALL

Stairs to first floor landing, panel radiator and double doors to:

### LIVING ROOM

13'1" x 12'3" (4m x 3.75m)

Window to front, under stair storage cupboard, panel radiator, and opening to:

### KITCHEN/ DINER

15'7" x 10'10" (4.75m x 3.32m)

Double aspect room, modern range of eye level base and wall units with work surfaces, built in double electric oven, ceramic hob and extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring, spotlights, panel radiator and dining area leading to:

### CONSERVATORY

8'2" x 7'3" (2.51m x 2.21m)

Triple aspect room, and door to garden.

### FIRST FLOOR LANDING

Window to side, and loft hatch.

### BEDROOM ONE

13'6" x 8'8" (4.14m x 2.66m)

Window to front, panel radiator, and built in wardrobe.

### BEDROOM TWO

9'1" x 8'11" (2.79m x 2.74m)

Window to rear, panel radiator and airing cupboard housing 'Vaillant' boiler.

### BEDROOM THREE

6'0" x 6'0" (1.85m x 1.85m)

Window to front, panel radiator, an storage cupboard.

### BATHROOM

Window to rear, modern suite comprising of a panel bath with mixer tap, wall shower unit, wash hand basin with storage below, low level WC, chrome heated towel rail, fully tiled walls and laminate flooring.





### **OUTSIDE**

To the front there is good off road parking, paved and gravel areas with side gated access to a private enclosed rear garden with a block paved patio area, lawn and graveled areas, a timber storage shed, and flower borders.

### **COUNCIL TAX**

Band C

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 8 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water 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

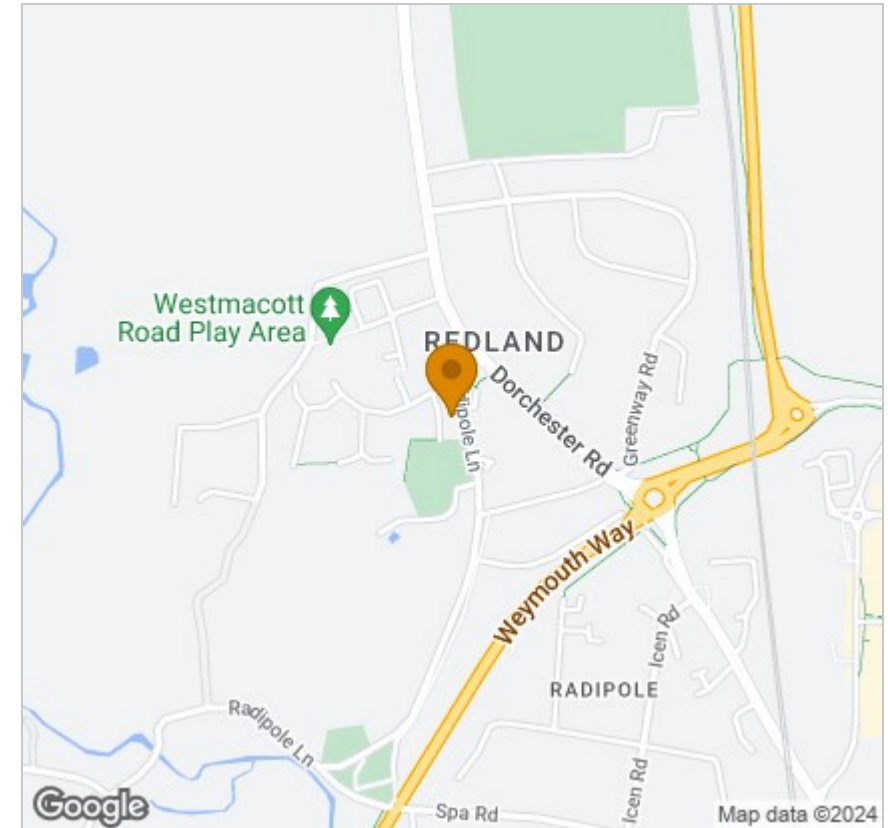


## Viewing

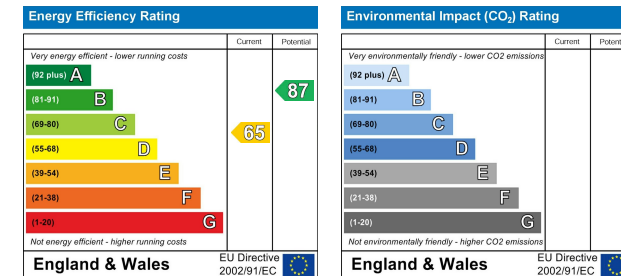
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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