



4 Mandeville Close
 Weymouth, DT4 9HP

Asking Price £375,000 Freehold

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A four bedroom semi-detached house with integral garage in a popular location with sea views over The Fleet. This versatile property has been well maintained and could be adapted to suit the needs of new owners and would be a fantastic family home within close proximity of lovely coastal walks. The ground floor offers a downstairs WC, an open plan living room/diner, separate kitchen, study/garden room with access into the integral garage. The first floor boasts 4 generous sized bedrooms offering sea views and the family bathroom.

Entrance Porch

Entrance porch leads to an internal front door

Downstairs WC

High level front aspect porthole window, hand wash basin and WC

Living room

11'4" x 13'3" (3.46 x 4.04)

Fireplace surround, front aspect window and opening into dining area. (Access door from the hallway has been blocked off)

Dining area

10'6" x 8'9" (3.21 x 2.68)

Rear aspect window into rear garden, opening into living room and access to kitchen

Kitchen

Rear aspect window, eye and base level units with ample work top space and angled corner sink with drainer, electric hob with oven below and re-circulation fan above, space for domestic appliances, access to understairs cupboard, doors to both study/garden room and dining area.

Study/Garden room

6'7" x 9'11" (2.01 x 3.03)

Sliding patio doors accessing the rear garden, internal door to integral garage

Bedroom 1

12'10" max x 14'8" max (3.92 max x 4.48 max)

Large double bedroom with front aspect window

Bedroom 2

16'4" x 7'1" (5 x 2.17)

Duel aspect with sea views over the The Fleet

Bedroom 3

16'6" x 7'4" (5.04 x 2.25)

2 rear aspect windows looking over the rear garden with sea views

Bedroom 4

10'11" x 8'10" (3.33 x 2.70)

Rear aspect window looking over the rear garden with sea views.

Bathroom

Fully tiled with front aspect window, bath tub with electric shower overhead, hand wash basin and WC

Garage

Up and over garage door, light and power and internal door to study/garden room





Outside

Front - Laid to lawn surrounded by mature plants and shrubs, hardstanding driveway with brick wall

Rear - Enclosed garden predominantly laid to lawn with mature plants and shrubs, brick built shed, patio abutting rear elevation of the house.

Council Tax

Band C

Other information

Construction

Traditional cavity wall construction with brick and render elevations under a tiled roof

Broadband (estimated speeds)

Standard - 8 mbps

Superfast - 70 mbps

Ultrafast - Unknown

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

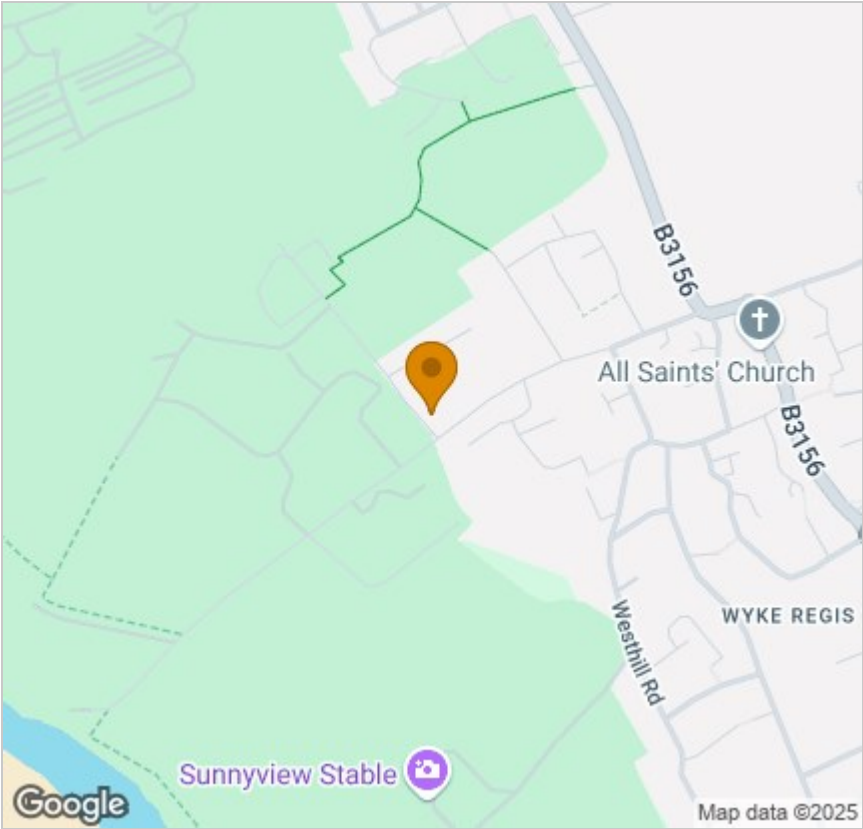


Viewing

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

