



8 St. Martins Road
Weymouth, DT4 9LN

Asking Price £425,000 Freehold



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A very spacious extended four bedroom detached house, located in this desirable residential position at Wyke. The property has a large kitchen/ diner, two reception rooms, and a cloakroom to the ground floor, four bedrooms, a bathroom and a separate WC to the first floor level, gas central heating, UPVC double glazed windows, generous size front and rear gardens, and a driveway leading to a detached garage. The property does require general updating throughout and would be ideal for someone to model and equip to their own needs. Being sold with vacant possession and no forward chain.

ENTRANCE PORCH

Windows and door to front, door to:

ENTRANCE HALL

Panel radiator.

LIVING ROOM

24'3" x 12'1" max (7.40m x 3.70 max)

Triple aspect room, bay window to front and doors to rear garden, panel radiator, and fireplace.

DINING ROOM

12'9" x 12'1" (3.90m x 3.70m)

Bay window to front, panel radiator, alcoves, and double doors to:

KITCHEN/ BREAKFAST ROOM

25'3" x 14'5" max (7.70m x 4.40 max)

L'shaped room, double aspect room and door to side, range of fitted storage cupboards, double stainless steel sink unit, gas cooker point, space for fridge freezer and plumbing for washing machine, panel radiator and cupboard housing boiler.

CLOAKROOM

Low level WC, wash hand basin, and extractor fan.

FIRST FLOOR LANDING

Feature stain glass window to the rear, panel radiator and loft hatch.

BEDROOM ONE

15'1" x 10'9" (4.60m x 3.30m)

Bay window to front, panel radiator, and storage cupboards.

BEDROOM TWO

12'9" x 10'9" (3.90m x 3.30m)

Bay window to front, panel radiator, and storage cupboard.





BEDROOM THREE

11'1" x 10'9" (3.40m x 3.30m)

Window to rear, and panel radiator.

BEDROOM FOUR

8'10" x 6'10" (2.70m x 2.10)

Window to front, and panel radiator.

BATHROOM

Window to side, double shower unit, bath with mixer tap, wash hand basin, and panel radiator.

SEPERATE WC

Window to rear, low level WC.

OUTSIDE

To the front there is a lawn area with a driveway leading to a detached single garage, with up and over door and a second one to the rear. there is side access to a large rear garden with a lawn area, mature shrubs and trees.

COUNCIL TAX

Band E

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 10 mbps

Superfast 65 mbps

Ultrafast 1000 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

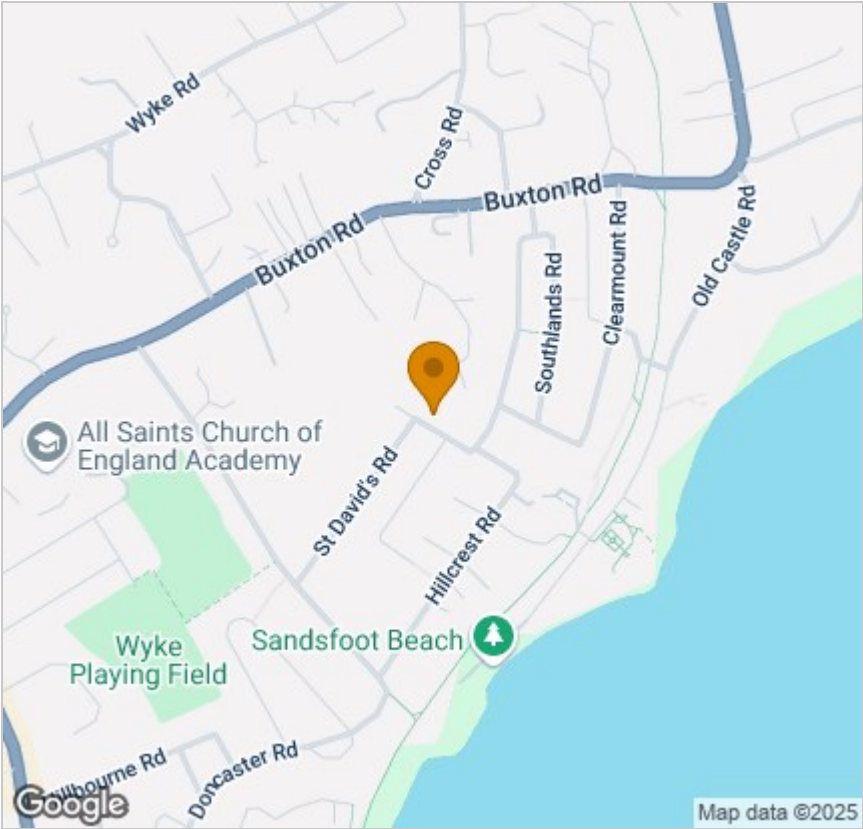


Viewing

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

