



3 Wilton Drive
Weymouth, DT4 0DE

Asking Price £425,000 Freehold



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A spacious three bedroom detached bungalow, located in this convenient elevated position at Rodwell. The property benefits a modern fitted kitchen, good size living room, a modern shower room, an separate cloakroom and utility room, and a useful upstairs loft room leading to a study room and further storage room. There is a gas central heating system, UPVC double glazed windows, and a generous size driveway leading to a car port and detached single garage, front and rear gardens, being sold with vacant possession and no forward chain.

ENTRANCE HALL

Door with window to side, tiled flooring, cupboard housing hot water cylinder, further storage cupboard, and ladder staircase to first floor.

LIVING ROOM

20'0" x 13'9" (6.10m x 4.20m)

Triple Aspect room, panel radiator, electric fire with attractive surround, and coved ceiling.

KITCHEN

11'9" x 11'9" (3.60m x 3.60m)

Window and door to side, modern range of eye level base and wall units with roll top work surfaces, one and a quarter bowl stainless steel sink with mixer tap, built in electric oven, hob and extractor fan, integrated dish washer, space for fridge freezer, tiled splash backs and flooring, and coved ceiling.

UTILITY ROOM

11'1" x 4'11" (3.40m x 1.50m)

Window and door to side, built in storage cupboards, stainless steel sink with mixer tap, plumbing for washing machine, tiled splash backs and flooring.

SHOWER ROOM

Window to side, walk in double shower unit with glazed screen and wall mounted shower, wash hand basin, low level WC, chrome heated towel rail, wall mounted heater, and fully tiled walls with mirror insets and tiled flooring.

CLOAKROOM

Window to side, low level WC, half tiled walls.

BEDROOM ONE

14'9" x 9'6" (4.50m x 2.90m)

Window to side.

BEDROOM TWO

11'5" x 8'6" (3.50m x 2.60m)

Window to rear.

BEDROOM THREE

11'5" x 8'2" (3.50m x 2.50m)

Window to rear.

FIRST FLOOR LOFT ROOM ONE

19'0" x 6'10" (5.80m x 2.10m)

Dormer window to side, door to:

ROOM TWO

21'11" x 6'10" (6.70m x 2.10m)

Dormer window to side, wall mounted boiler, and water tank.





ROOM THREE

11'5" x 6'10" (3.50m x 2.10m)

Window to rear.

OUTSIDE

To the front of the property there is a garden area with lawn flower beds and mature shrubs, and to the side there is a driveway leading to a carport and an detached single GARAGE measuring 5.80m x 2.10m (19'0" x 6'10") with up and over door, power and lighting and door to side. To the rear of the property there is a paved patio area with raised flower bed, a mature fish pond, further patio and gravel areas, mature shrubs and trees, a greenhouse, summer house and storage shed with a small further garden area to the rear.

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 15 mbps

Superfast 77 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

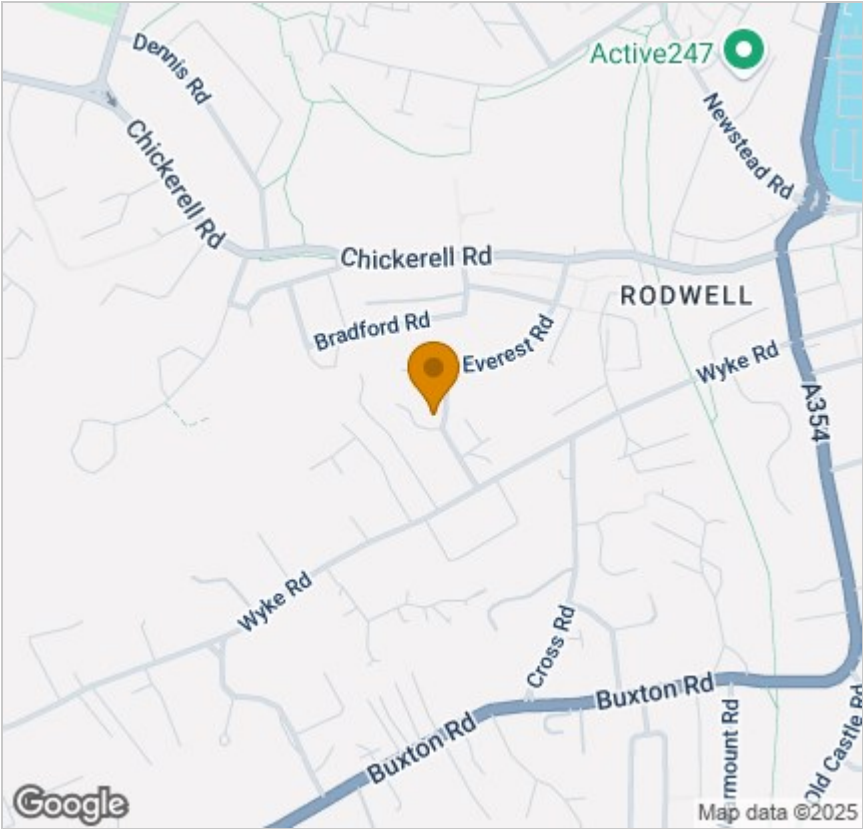


Viewing

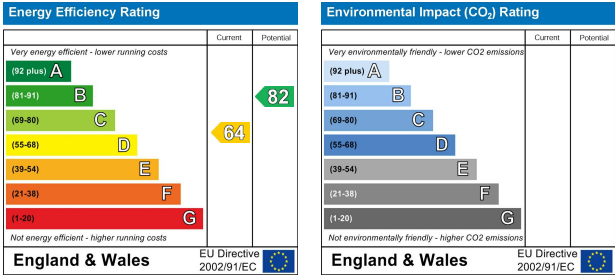
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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