

595 Dorchester Road
Weymouth, DT3 5BX

Price Guide £195,000 Freehold

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Renovation Project. A two bedroom terraced cottage located on the main Dorchester Road at Broadwey a short walk from the River Wey and open countryside. Requiring a full modernisation program the property offers well portioned accommodation with two ample bedrooms, two reception rooms and a small kitchen. There is a lean to conservatory to the rear with access to a WC and a door to a west facing rear garden. N.B. there is no off road parking included with this property

Entrance Hall

Under stairs cupboard

Lounge

11'3" x 9'11" (3.45 x 3.04)

Bay window,

Dining Room

11'8" x 9'9" (3.56 x 2.99)

Kitchen

8'8" x 6'7" (2.66 x 2.03)

Sink unit

Lean To Conservatory

11'5" x 9'4" (3.50 x 2.85)

Door to rear garden

WC

With WC

Store

5'10" x 4'7" (1.78 x 1.41)

Landing

Bedroom 1

14'0" x 9'11" (4.28 x 3.03)

Bay window, door to cupboard

Bedroom 2

11'8" x 8'8" (3.57 x 2.65)

Shower room

8'8" x 7'8" (2.65 x 2.35)

Walk in shower, wash hand basin, wc wall mounted gas boiler for hot water

Outside

There is a right of way across the rear of the property allowing some neighboring property's access to Dorchester Road

The garden to the rear is L shaded and is partly held on a separate deed

No Parking

There is no off road parking included with this property





Council Tax

Band B with Dorset Council

Utility Supplies

Mains gas, electricity water and drainage connected

Construction

Traditionally built with mixture of brick and stone elevations under a pitched roof, rear conservatory are has single skin walls

Phone and Broadband signal strength and coverage

O2 & 3 signals are strong, Vodafone & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 18 mbps superfast 80 mbps ultrafast is not available yet

Flood Risk

Rivers & Sea no risk, Surface water medium risk

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

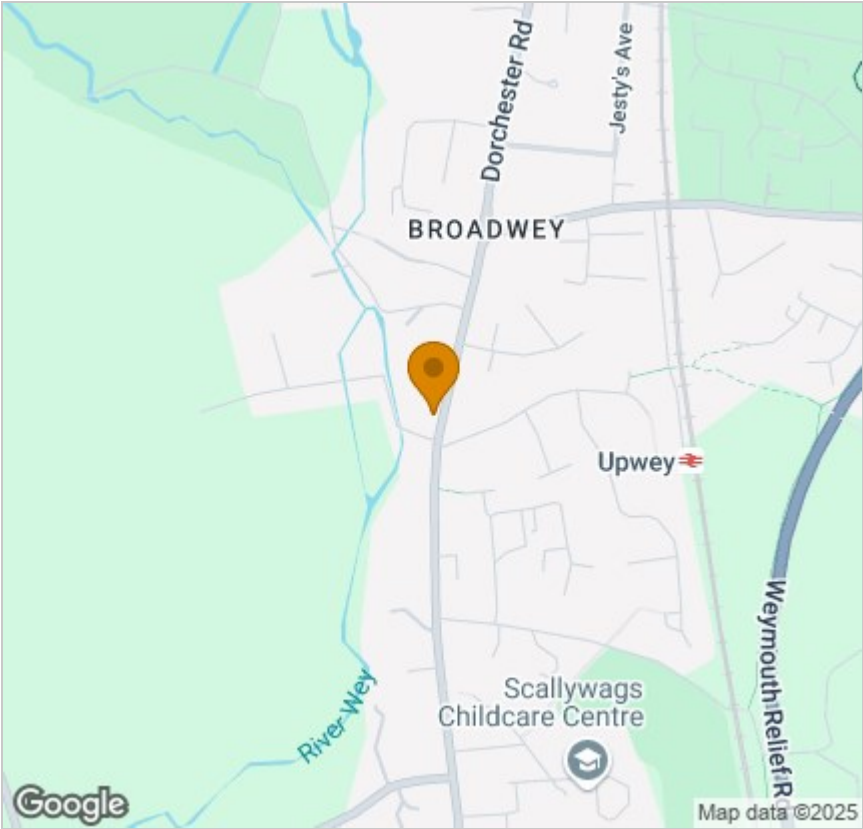


Viewing

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

