



10 Melcombe Avenue
Weymouth, DT4 7TH

£400,000 Freehold

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Close to Greenhill Beach is this three double bedroom semi detached house with parking for two cars and a garage (leasehold) located on Melcombe Avenue within one mile of Weymouth's picturesque Harbour Area and Town centre. Internally there is well proportioned accommodation with three double bedrooms, an en suite to bedroom one, there is a ground floor cloakroom, two reception rooms and a conservatory. The property is ready for some updating to be carried out but offers a great opportunity to own a relatively modern home with parking and a garage close to Greenhill Beach

Entrance Hall

Under stairs cupboard

Cloakroom

Low level WC & wash hand basin

Lounge

16'10" x 11'2" (5.15 x 3.42)

Fireplace, Double doors opening to dining room

Dining Room

11'3" x 8'11" (3.45 x 2.74)

French doors to Conservatory

Kitchen

11'3" x 8'11" (3.45 x 2.72)

Conservatory

12'5" x 7'7" (3.80 x 2.33)

Door to rear garden

Landing

Bedroom 1

11'5" x 10'0" (3.49 x 3.05)

En Suite Shower Room

7'4" x 5'1" (2.25 x 1.56)

White suite comprising shower cubicle wash hand basin & WC

Bedroom 2

11'5" x 9'1" (3.50 x 2.77)

Bedroom 3

11'5" x 9'1" (3.50 x 2.77)

Built in cupboard

Bathroom

Fitted with white suite with panel bath with shower above wash hand basin and WC

Outside

Ample garden to the front mainly landscaped in gravel, courtyard garden to the rear mainly paved with some decked areas and well stocked border

Garage & Parking

There is an allocated Parking Space to the rear by the back gate and across the courtyard to Greenhill Heights to the rear is a leasehold garage with power & light, up and over door and an additional parking space in front of the garage

Utility Supplies

Mains gas electricity water and drainage are connected





Photo Voltaic Panels

There are photo voltaic panels on the roof that are in the ownership of the property

Service Charge & Right of way

There is a service charge contribution of £37 per month to the court yard at the rear part of Greenhill Heights and for the garage which is under Greenhill Heights flats which also gives the owner of 10 Melcombe Avenue access to a private right of way through to Greenhill and the Beach

Construction

Traditionally built with brick elevations under pitched roof

Council Tax

Band E with Dorset Council

Flood Risk

Very Low from rivers, sea and surface water

Phone and Broadband signal strength and coverage

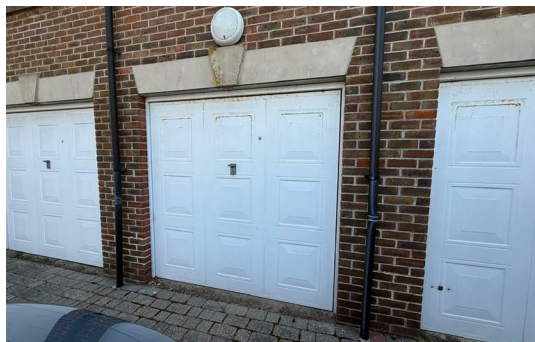
Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast 1000 mbps

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

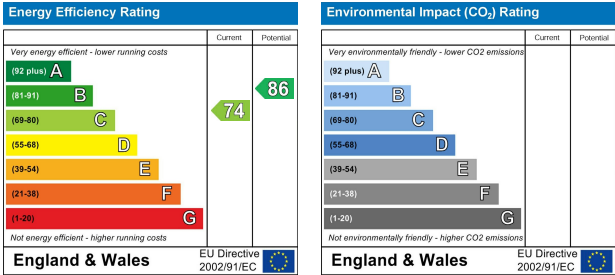
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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