



40 Dennis Road  
Weymouth, DT4 0NN

**£320,000 Freehold**





## 40 Dennis Road Weymouth, DT4 0NN

A three bedroom semi detached house located in a popular area approximately one mile from Weymouth's Picturesque Harbour Area and town Centre and with excellent local amenities close by on Abbotsbury Road. Internally the accommodation is well proportioned with two reception rooms and benefits from gas central heating and upvc double glazed windows, there is also a bathroom with a bath and separate shower, outside there rear garden has been attractively landscaped and off road parking for two cars to the front.

### Entrance Hall

Under Stairs cupboard

### Lounge

12'7" x 11'11" (3.85 x 3.65)

Fire Place, Bay Window

### Dining Room

10'10" x 10'0" (3.31 x 3.06 )

Fireplace sliding patio doors to rear garden

### Kitchen

10'0" x 7'8" (3.06 x 2.35)

Fitted with a range of white units with single drainer sink unit, worktops with drawers and cupboards below, four ring gas hob wall mounted cupboards

### Utility / side porch

Door to rear garden, worktop with cupboard below and space for washing machine

### Landing

#### Bedroom 1

13'6" x 10'2" (4.13 x 3.10)

Built in sliding mirrored door wardrobe

#### Bedroom 2

11'11" x 10'2" (3.64 x 3.10)

Built in cupboards

#### Bedroom 3

8'11" x 6'4" max measurements l shaped (2.73 x 1.95 max measurements l shaped)

Built in double door Cupboard plus over stairs cupboard







### **Bathroom**

Fitted with white four piece bathroom suite with shower, panel bath and WC part tiled walls

### **Gardens**

Attractively landscaped rear garden with patio area plus lawned area with borders and a decked area to the rear of the garden

### **Parking**

Off road parking to the front for two cars

### **Council Tax**

Band C with Dorset Council

### **Utilities**

Mains Gas, Electric Water & drainage connected

### **Construction**

Traditionally built with brick and rendered elevations under a tiled roof

### **Flood Risk**

Very low risk from rivers sea or surface water

### **Phone and Broadband signal strength and coverage**

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

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 14 mbps superfast 80 mbps ultrafast 1800 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan

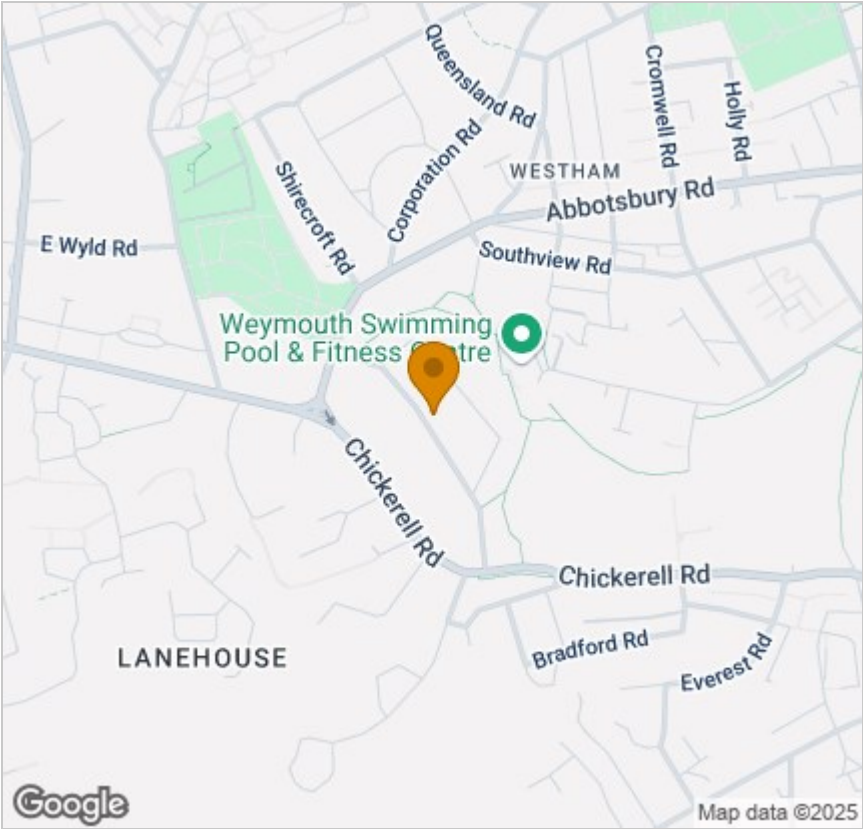


Viewing

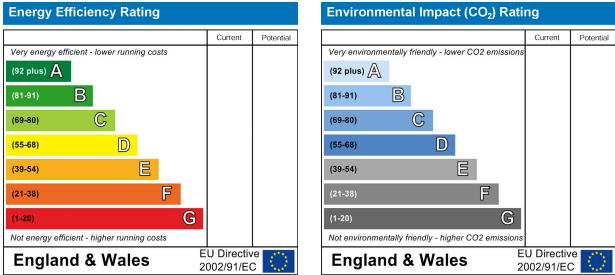
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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