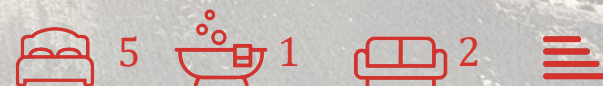




18 Viscount Road, Weymouth, DT4 9EP

Asking Price £475,000 Freehold

House - Detached





# 18 Viscount Road

Weymouth, DT4 9EP

- Imposing 5 bedroom detached family home
- Large beautiful rear garden with elevated views over Weymouth
- Driveway parking for 2 cars with single garage with electric up and over door
- Popular residential location in a Quiet cul de sac in Littlesea
- Large timber built storage shed and garden pavilion
- Gas centrally heated and double glazed throughout
- Ideal family home betwixt multiple schools and close to shops and amenities
- Being offered to the market with no onward chain

Nestled in the sought-after residential area of Littlesea, this impressive 5 bedroom detached family home on Viscount Road sits on a large corner plot, featuring a garden that not only offers a wonderful outdoor space for children to play, but also presents elevated views across the picturesque town of Weymouth. The property is conveniently located within the catchment area for several local schools, making it an excellent choice for families. Additionally, it is close to a variety of shops and amenities as well as offering driveway parking for two vehicles, an integral garage with electric up and over door and a large storage shed with light and power. This delightful home is being sold with no onward chain, allowing for a smooth and straightforward purchase process.



## Entrance Vestibule

UPVC double glazed porch with access to the downstairs WC and hallway.

## WC

Hand wash basin and WC with high level front aspect UPVC double glazed window.

## Hallway

Access to all principle rooms, 2 storage cupboards with on located under the stairs rising to the first floor.

## Dining room

18'3" x 8'0" (5.57 x 2.46)

2nd reception room, currently utilised as a dining room with front aspect UPVC double glazed window.

## Kitchen

10'9" x 12'9" max (3.29 x 3.9 max)

Fitted kitchen with a range of eye and base level units, ample worktop space with 1 and quarter sink with drainer, space and plumbing for domestic appliances, eye level grill and oven with separate 5 ring gas hob, breakfast bar, external door to the rear garden and front aspect UPVC double glazed window.

## Living Room

11'8" x 27'5" (3.56 x 8.37)

Large living room with 2 sets of sliding patio doors opening out on the properties rear garden.

## Bedroom 1

11'8" x 10'10" (3.56 x 3.32)

Double bedroom with rear aspect UPVC double glazed window.

## Bedroom 2

10'10" x 10'0" (3.32 x 3.06)

Double bedroom with front aspect UPVC double glazed window

## Bedroom 3

13'0" x 7'11" (3.97 x 2.42)

Double bedroom with front aspect UPVC double glazed window





**Bedroom 4** 9'5" x 8'0" (2.88 x 2.44)  
Generous single bedroom with rear aspect UPVC double glazed window

**Bedroom 5** 9'5" x 7'11" (2.88 x 2.42)  
Generous single bedroom with rear aspect UPVC double glazed window

**Shower room**  
Fully tiled shower room with front aspect UPVC double glazed window, walk-in shower with electric shower and glass screen, hand wash basin, WC and heated towel rail.

**Garage**  
Single garage with light and power and an electric up and over door,

**Shed**  
Large timber construction shed with light and power.

**Outside**  
Front - Hardstanding driveway parking for 2 cars with a raised planter and slabbed footpath to the a gate giving access to the rear garden  
Rear - Large tiered garden predominantly laid to lawn with mature trees, shrubs and plants. Spacious patio abutting the rear elevation with path leading to a garden pavilion and further hardstanding sun terrace. From the top of the garden there is rear access onto a public footpath and lovely far reaching views over Weymouth.

**Council Tax**  
Band E





### Other Information

Construction  
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)  
Standard - 5 mbps  
Superfast - 49 mbps  
Ultrafast - Unknown

Flood Risk  
Rivers & Seas - Very Low  
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 Plans

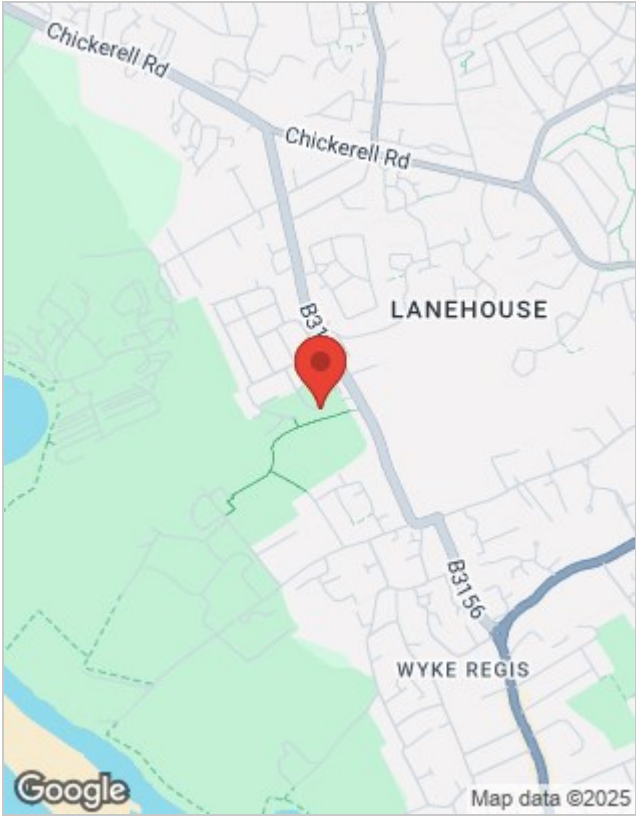


Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

