



70 Southview Road
Weymouth, DT4 0JE

Asking Price £250,000 Freehold



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A 3 bedroom semi-detached family home in a convenient location within easy walking distance to local shops, amenities and Weymouth Swimming pool and Gym. The property could benefit from some internal modernisation, but would be a perfect opportunity for a new owner to design and create their lovely new home. The property is gas centrally heated and double glazed throughout. The property offers side access to rear garden with a raised patio, lawned area with shrubs and well established plants backing onto a children's play park.

Entrance

An external door then an internal front door into the property

Dining Room

22'11" max x 14'3" (6.99 max x 4.36)

Open plan dining room with rear aspect UPVC double glazed window, stair to the first floor, access into the lounge area and access to the kitchen.

Lounge Area

11'6" x 10'9" (3.52 x 3.29)

Front aspect UPVC double glazed bay window, brick built fireplace with display surfaces either side

Kitchen

12'5" x 8'7" (3.81 x 2.64)

Steps down into the kitchen from the dining area, a range of eye and base level cupboards, ample worktop space with sink and drainer, spaces for domestic appliances, 2 side aspect UPVC double glazed windows and door giving access to lean-to.

Lean-to

Side aspect UPVC window and sliding patio door out onto the rear garden

Bedroom 1

11'6" x 14'2" (3.51 x 4.33)

Double bedroom with front aspect UPVC double glazed bay window and feature fireplace

Bedroom 2

11'5" x 9'0" (3.49 x 2.75)

Double bedroom with chimney recess and rear aspect UPVC double glazed window

Bedroom 3

5'8" x 7'8" (1.74 x 2.35)

Rear aspect UPVC double glazed window

Bathroom

Side aspect UPVC double glazed window, bath tub with shower over head, hand wash basin and WC





Outside

Front - Hardstanding with gravel boarder and path to side gate providing rear access.
Rear - Raised patio with rail surround, steps down into lawned garden with further hardstanding for a shed and rear gate.

Council Tax

Band C

Other Information

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

Broadband (estimated speeds)
Standard - 15 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

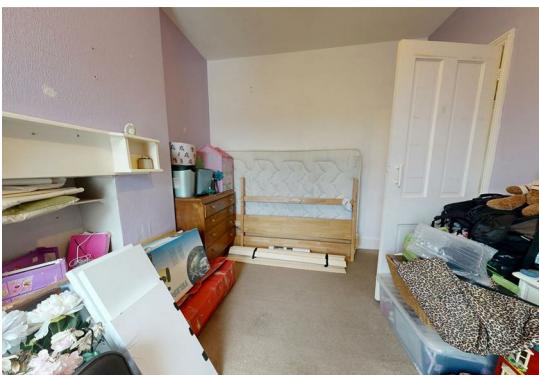
Flood Risk
Rivers & Seas - Very Low
Surface Water - Very Low

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.



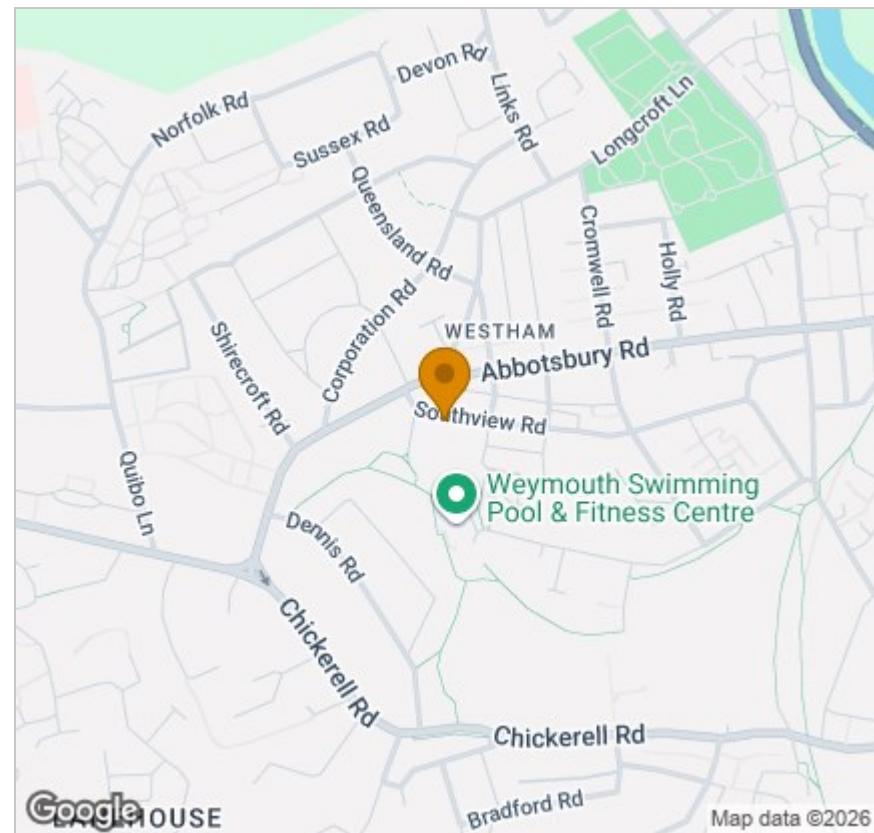
Floor Plan



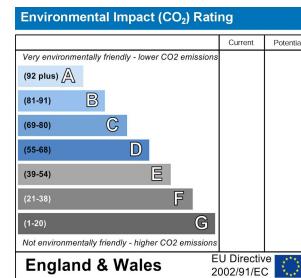
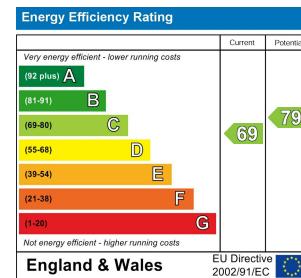
Viewing

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.

Area Map



Energy Efficiency Graph



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