




**All Saints Road**  
Weymouth, DT4 9EZ

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**Offers In Excess Of  
£300,000 Freehold**



# All Saints Road

Weymouth, DT4 9EZ

- Three Bedrooms
- Beautifully Presented
- Wyke Regis
- Close To Amenities
- Quaint Courtyard Garden
- Just Off Wyke Square
- Living Room/Diner
- Modern Fitted Kitchen
- Log Burner
- Window Shutters





A beautifully appointed, **THREE BEDROOM, CHARMING COTTAGE**, situated just off Wyke Square, in Wyke Regis, Weymouth. The accommodation is elegantly presented throughout, with a lovely living room/diner stretching from front to rear with French doors onto the courtyard garden, a modern kitchen, three bedrooms and a family bathroom.



A composite cottage style front door leads into the entrance hallway. Stairs ascend to the first floor and an opening leads into the living room/diner. Wood effect flooring continues throughout the ground



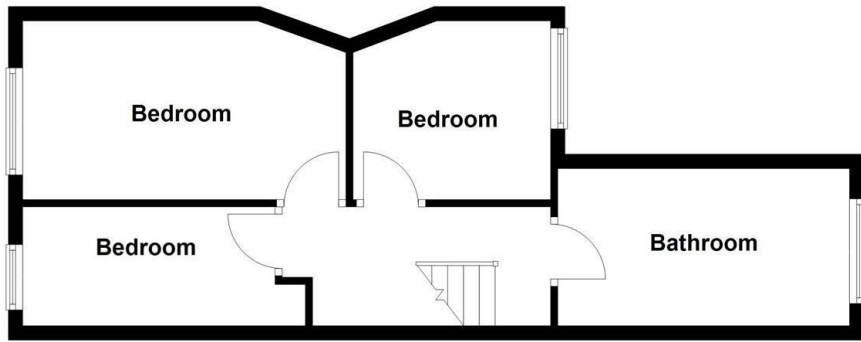
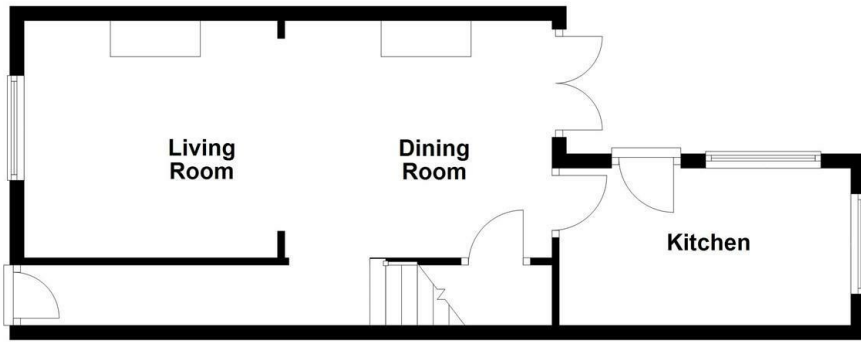
floor, giving a modern, yet traditional feel. The living area is a cosy space with a LOG BURNER and space for living furniture. A window overlooks the front with feature wood effect shutters. Proceeding into the dining area, there is space for a family dining table and sideboard, as well as a feature fireplace, understairs storage, French doors onto the garden and a doorway into the kitchen. The kitchen comprises a range of modern, yet traditional 'shaker style' wall and base units, with a contrasting white work surface over. There is space for a washing machine, dishwasher, fridge freezer, as well as a built in oven, extractor hood and stainless steel sink unit with drainer, looking onto a beautiful stone wall in the courtyard.

The first floor has a split level landing with access into the three bedrooms and family bathroom. The family bathroom is a generous size and boasts tiled flooring and walls, a panelled bath with mains shower and bi-folding glass screen, a close coupled WC, wall mounted wash hand basin and heated towel rail.

Bedroom one is a generous double room overlooking the front, with ample space for a bed, bedside tables, a chest of drawers and a large wardrobe. Bedroom two is a bright and airy room overlooking the rear, again, with ample space for furniture. Bedroom three is a perfect study/hobby room/child's bedroom.

Outside is a quaint courtyard garden predominantly paved, with space for a range of potted plants.





**Living Room**

11' 11" x 11' 4" (3.35m 3.35m x 3.35m 1.22m)

**Dining Room**

11' 11" x 11' 8" (3.35m 3.35m x 3.35m 2.44m )

**Kitchen**

11' 1" x 6' 8" (3.35m 0.30m x 1.83m 2.44m)

**Bedroom One**

12' 1" x 9' 5" (3.66m 0.30m x 2.74m 1.52m )

**Bedroom Two**

11' 11" x 9' (3.35m 3.35m x 2.74m )

**Bedroom Three**

8' 11" x 5' 2" (2.44m 3.35m x 1.52m 0.61m)

**Bathroom**

11' 2" x 6' 10" (3.35m 0.61m x 1.83m 3.05m)

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

**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, property construction, services, & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	