



Connells
FOR SALE
0300 778 188



Property Description

40 Hardy Avenue is located in a sought-after cul-de-sac residential area with well regarded primary and secondary schools, Doctors Surgery, Pharmacy, Local shops and playing fields to name a few. The property is situated within walking distance of Weymouth Town Centre

Weymouth is a large seaside town set in a wide bay of mostly sand. The beach is popular in the summer months and the town has long been a holiday destination - made popular by the visits of King George III. The magnificent Georgian Esplanade looks out across the Bay and its safe, clean sand. The property has an attractive bay frontage with driveway and side access to the rear garden.

Stepping inside the spacious hallways welcomes you into living room at the front of the property is an inviting space with access to the Dining room with access into the extended kitchen/family room. A shower & bedroom five/study finishes the ground floor perfectly. Downstairs is a boiler cupboard with a drier and space for storage with further storage.

Ascending to the first floor there are newly fitted carpets to the three bedrooms and the family bathroom. Bedrooms two & three are both excellently sized rooms with ample space for a number of bedroom furnishings. Bedroom four is generous sized for a single room. The family bathroom comprises a bath with shower attachment over, wash hand basin and WC.

The second floor boasts a large master bedroom & en suite.

The rear garden is an interesting space for all to enjoy.

Entrance

Glazed upvc door leading into: -

Hallway

Wooden style flooring. Stairs rise to the first floor. Wall mounted radiator. Understairs storage cupboard and coat storage. Door leading into: -

Dining Room

10' 4" x 11' (3.15m x 3.35m)

Continuation of wooden style flooring. Wall mounted radiator. Covings. Skirt boarding. Access into the kitchen. Arch leading into: -

Lounge

10' 9" x 11' 2" (3.28m x 3.40m)

Front aspect double glazed bay window. Feature fire with surround. Covings. Skirt boarding. Inset spot lighting. Wall mounted radiator.

Kitchen

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Double fitted oven, gas hob with extractor hood over. Spot lighting. Space for an upright fridge freezer. Space and plumbing for dishwasher and washing machine. Tiling. Two Velux windows. Breakfast bar area. Rear aspect double glazed french door providing access onto the external decking.

Study

6' 6" x 9' 8" (1.98m x 2.95m)

Rear and side aspect double glazed windows. Wall mounted radiator.

Shower Room

Suite comprising shower, low level WC and wash hand basin. Wall mounted heater.

First Floor

Landing

Doors leading into: -

Bedroom Two

10' 4" x 11' 4" (3.15m x 3.45m)

Front aspect double glazed bay window. Skirt boarding. Wall mounted radiator.

Bedroom Three

10' 8" x 11' 4" (3.25m x 3.45m)

Rear aspect glazed window which enjoys views over the garden. Skirt boarding. Wall mounted radiator.

Bedroom Four

6' 2" x 9' 6" (1.88m x 2.90m)

Front aspect double glazed window. Skirt boarding. Wall mounted radiator.

Bathroom

Suite comprising panelled bath with shower attachment over, low level WC and wash hand basin. Wall mounted heater. Tiling. Side aspect double glazed window.

Second Floor

Bedroom One

11' 8" x 15' 1" (3.56m x 4.60m)

Two front aspect velux windows. Rear aspect double glazed window. Wall mounted radiator. Door leading into: -

En Suite

Suite comprising low level WC and wash hand basin. Rear aspect double glazed window.

Outside

Front Garden

Shingled and paved area providing off road parking for two vehicles. Side gated access to the garden,

Rear Garden

Initial raised decked area accessed from the kitchen. Steps lead down to the mature fully enclosed 100+ foot garden which is laid to lawn with a variety of planting and shrubs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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