



**Connells**

St. Catherines Terrace  
Abbotsbury Weymouth



### Property Description

This property is located in the wonderful village of Abbotsbury with its landmark St Catherine's Chapel which forms a dramatic backdrop to the village and it is enviably close to the Dorset coast.

This property exudes character from the outset with a thatched roof and local stone. The entrance porch is light with an integral storage cupboard and a door leading to the Dining Room, this large open plan space is light with two sets of double glazed windows providing a rear view. Doors lead to the Sitting Room which runs the depth of the property and benefits from French doors to the garden as well as an electric stove with coal effect. The Kitchen, with front window, has wall and floor units, Neff dishwasher, space for a fridge/freezer; there is a Neff electric oven with eye-level grill and ceramic hob. The adjacent Utility Room, has a sink and space for washing machine, and provides access to the garden as well as the downstairs Cloakroom, with WC and wash-hand basin.

The staircase rises to a good size first floor landing with an airing cupboard and loft access. The Master Bedroom has integral wardrobes and an Ensuite Shower Room with WC, hand-wash basin and power shower cubicle. Bedroom 2 and 3 are both double bedrooms with integral wardrobes and front aspect windows. Bedroom 4 is a more compact double room with a rear view and an integral wardrobe.

The Family Bathroom has WC, hand-wash basin and bath as well as a useful linen cupboard.

### Entrance Hall

Double glazed door to front, tiled and under stair cupboard.

### Cloakroom

Double glazed window to rear, wash hand basin, wc and tiled to splash back.

### Lounge

19' 6" x 11' 9" (5.94m x 3.58m)

Front aspect double glazed window which enjoys views towards St Catherine's Chapel, two wall mounted radiators, television aerial socket and doubled glazed French doors to garden. Skirt boarding.

### Dining Room

15' 4" max x 11' 8" (4.67m max x 3.56m)

Two double glazed windows to rear, radiator and stairs rise to the first floor. Skirt boarding.

### Kitchen

13' 3" x 9' 2" (4.04m x 2.79m)

Fully fitted kitchen with wall and base units, ceramic sink, work surfaces, tiling, double integrated electric oven and hob, electric cooker point, plumbing for dish washer, space for fridge/freezer, radiator and telephone point. Spot lighting. Front aspect double glazed window which enjoys views towards St Catherine's Chapel.

### Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

Base units, central heating boiler, plumbing for washing machine, radiator and door to outside, kitchen and wc.

### Landing

Stairs from dining room, airing cupboard housing hot water tank, loft access and radiator. Front aspect double glazed window which enjoys views towards St Catherine's Chapel.

### Bedroom One

12' 5" plus door recess x 8' 8" (3.78m plus door recess x 2.64m)

Double glazed window to rear, built in wardrobes, radiator, telephone point and television aerial socket. Skirt boarding. Door leading into:-

### En Suite

Double glazed window to rear, shower cubicle, vanity unit with wash hand basin inset, wc, extractor fan and radiator.

### Bedroom Two

14' 10" x 8' 4" plus recess (4.52m x 2.54m plus recess)

Front aspect double glazed window which enjoys views towards St Catherine's Chapel. Built in wardrobes and radiator. Skirt boarding.

### Bedroom Three

9' 2" x 8' 5" plus door recess (2.79m x 2.57m plus door recess)

Front aspect double glazed window which enjoys views towards St Catherine's Chapel. Built in wardrobes and radiator. Skirt boarding.

### Bedroom Four

9' 6" plus door recess x 8' 7" (2.90m plus door recess x 2.62m)

Double glazed window to rear, built in wardrobes, radiator, telephone point and television aerial socket. Skirt boarding.

### Bathroom

Double glazed window to rear, paneled bath and shower head attachment with folding shower screen, wash hand basin, wc, tiling, linen cupboard, shaver point, extractor fan, radiator and heated towel rail.

### Outside

Small lawn enclosed by hedging, path to the side leads to the rear garden comprising of lawn and shrubs and steps up to further lawn and shrubs. Personal door leads to:

### Double Garage

20' 8" max x 18' 6" max (6.30m max x 5.64m max)

Two up and over doors one being electric, window to front, lighting, power and door to garden.









**Ground Floor**



**First Floor**

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**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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