



**Connells**

Douglas Road  
Weymouth



## Property Description

Situated in a CUL-DE-SAC in Wyke Regis is this WELL PRESENTED family home with WESTERLY GARDEN which enjoys SPACIOUS ACCOMMODATION. Located just moments to the famous Rodwell Trail, Small Mouth Cove and Sandsfoot Castle. The property is ideally situated within close proximity to many local amenities including popular Primary/ Secondary Schools, doctors surgery and shops.

The accommodation with entrance vestibule which leads into the entrance hallway with access into the light and airy lounge, with access to the home office & play room. The office space offers plenty of space for both living room furniture, with direct access to the garden. The kitchen/ diner is flooded with light from the large westerly window and door to the rear.

Stairs ascend to the first floor where three bedrooms and bathroom are found. The second bedroom is to the front and enjoys a view over the communal green. The bathroom boasts a modern space with a bath with shower attachment over, WC and wash hand basin. Bedroom three is also situated to the front and is a good single. Finally, Bedroom one enjoys a pleasant Westerly aspect over the garden.

The Westerly rear garden is laid to lawn with paved areas and offers plenty of room for outdoor furniture. Gated access to the rear access to the communal parking area.

### Entrance

Glazed door into: -

### Hallway

Stairs to first floor. Hive system control. Wall mounted radiator. Door leading into: -

### Cloakroom

UPVC double glazed opaque window to front aspect. Low level WC. Wash hand basin with splashback tiles. Extractor fan. Radiator.

### Lounge

12' 1" x 16' 1" (3.68m x 4.90m)

Front aspect double glazed window. Understairs storage. Wall mounted radiator. TV point. Door leading into: -

### Kitchen/ Diner

15' 5" x 9' 2" (4.70m x 2.79m)

Fully fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Space for cooker. Cooker hood. Central heating boiler. Space for fridge freezer. Space and plumbing for washing machine. Space and plumbing for a dishwasher Double glazed window to rear.

Double glazed door to rear garden. Spot lighting. Extractor fan.

### Office

7' 8" x 16' 5" (2.34m x 5.00m)

Side aspect double glazed window. Wooden style flooring. Spot lighting. Rear aspect double glazed french doors providing access to the garden. Underfloor heating. Door leading into: -

### Play Room

7' 8" x 8' 5" (2.34m x 2.57m)

Front aspect double glazed window. Wooden style flooring. Underfloor heating.

### First Floor

#### Landing

Airing cupboard. Storage above the stairs. Door into: -

### Bedroom One

7' 5" x 13' 7" (2.26m x 4.14m)

Rear aspect double glazed window which enjoys a Westerly aspect over the garden. Wall mounted radiator.

### Bedroom Two

8' 8" x 11' 4" (2.64m x 3.45m)

Front aspect double glazed window which enjoys a pleasant aspect over the communal green. Wall mounted radiator.

### Bedroom Three

7' 3" x 7' 8" (2.21m x 2.34m)

Front aspect double glazed window which enjoys a pleasant aspect over the communal green. Wall mounted radiator.

### Bathroom

Suite comprising bath with shower attachment over, low level WC and wash hand basin. Heated towel rail. Rear aspect double glazed window.

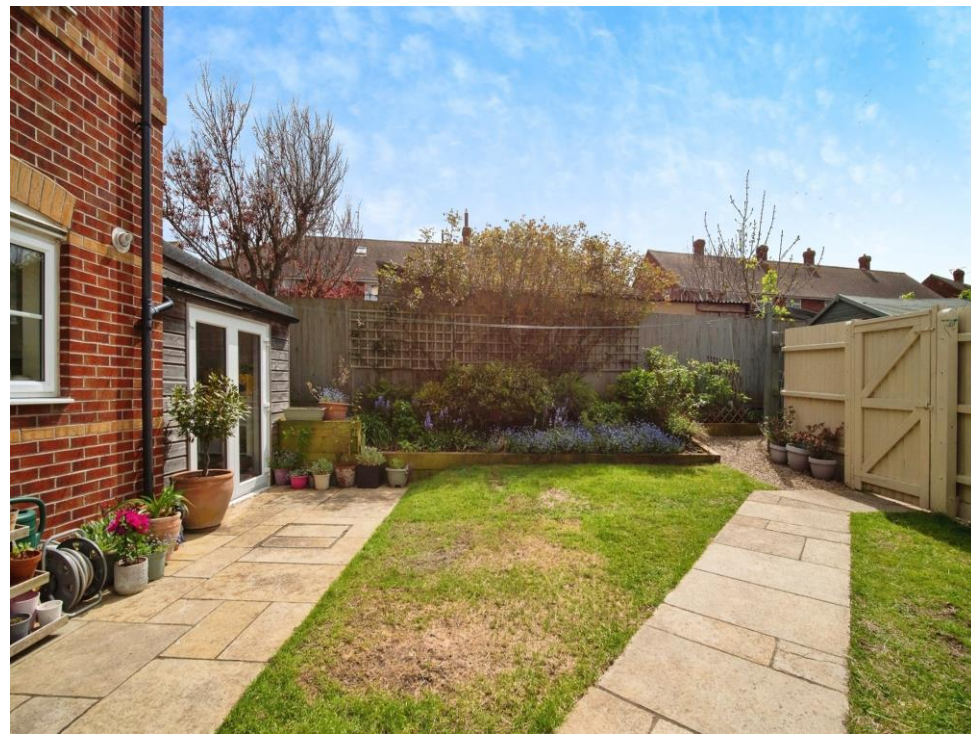
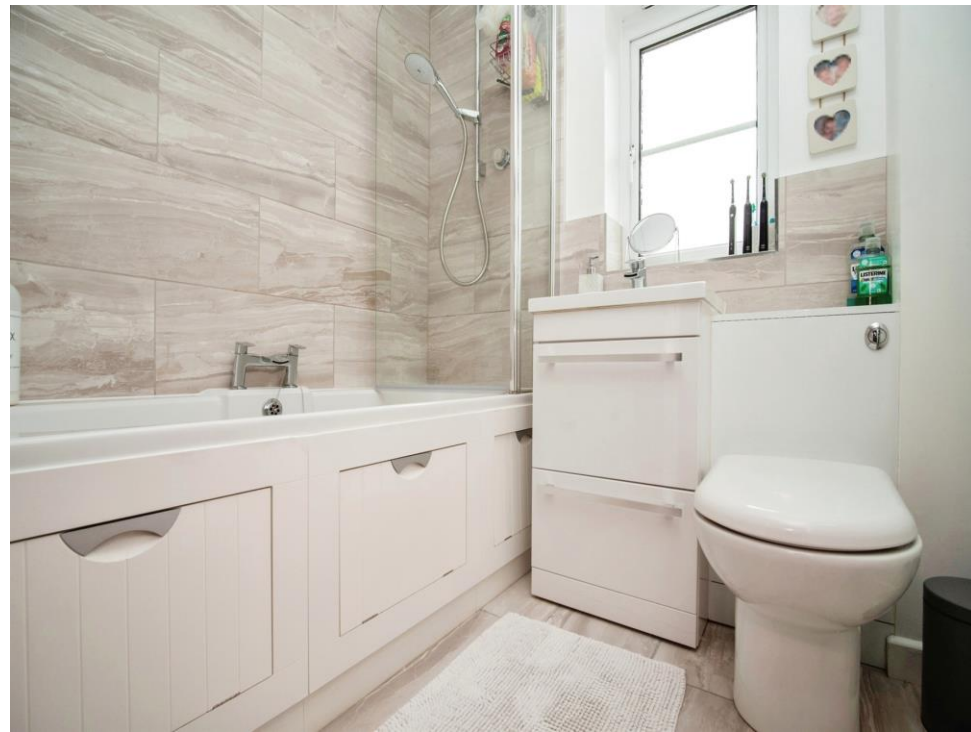
### Outside

### Rear Garden

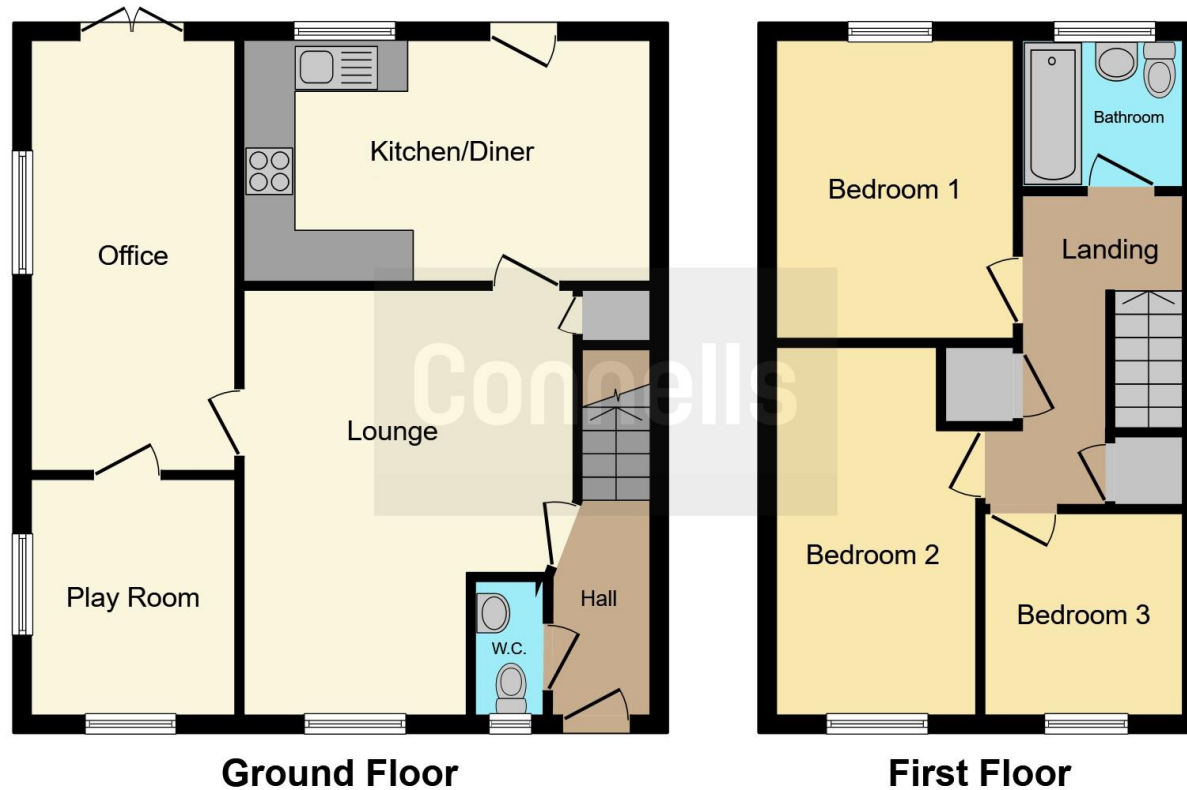
Fully enclosed rear garden enjoying a westerly facing aspect. Pedestrian gated access. Water supply. Garden Shed.

### Residential Communal Parking









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: C**

Tenure: Freehold

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