



Connells

Connaught Gardens
WEYMOUTH



Property Description

On the ground floor, the immaculate and versatile accommodation offers entrance lobby with utility room, modern fitted kitchen with integral appliances, dining room/bedroom four, sitting room with attractive aspect over rear garden and charming fireplace. You will also find a generous double bedroom with fitted furniture and a separate bathroom.

From the spacious entrance hallway stairs rise to the first floor; with a light gallery style landing with feature window and access to two well proportioned double bedrooms, both offering built in wardrobes and storage space. These both offer pleasant outlooks over the gardens. There is also a bathroom with freestanding roll top bath, perfect to relax in at the end of the day.

Outside you can enjoy a well proportioned mature garden that wraps around the property offering privacy and security. It has mature flower and shrub borders; shingle garden and the remainder of the garden is laid to lawn. There is also a timber shed, greenhouse and in addition to this, you have a single garage with a workshop to the rear which has power and lighting. There is also a driveway suitable for two vehicles.

Entrance

Glazed upvc door into: -

Porch

Carpeted. Coving. Skirt boarding. Telephone point. Side aspect double glazed door providing access to the side garden. Wall mounted radiator. Door leading into: -

Utility Room

7' 11" x 3' (2.41m x 0.91m)

Side aspect double glazed window. Wall units with space and plumbing for a washing machine.

Hall

Coving. Skirt boarding. Stairs rise to the first floor. Wall mounted radiator. Side aspect double glazed window. Arch leading into: -

Kitchen

9' 2" x 8' 4" (2.79m x 2.54m)

Modern high gloss fully fitted kitchen with a range of wall and base units incorporating an inset sink drainer with worksurfaces over. Inset electric cooker with gas hob and cooker hood over, built in fridge freezer. Integral dishwasher. Inset lighting. Dual aspect double glazed windows.

Lounge

20' 6" x 12' 9" (6.25m x 3.89m)

Two rear aspect double glazed patio doors providing access to the rear garden. Carpeted. Coving. Skirt boarding. Telephone point. Television point. Two wall mounted radiators. Door leading into: -

Inner Hall

Coving. Skirt boarding. Carpeted. Airing cupboard. Door leading into: -

Shower Room

Suite comprising double shower unit, low level WC and vanity wash hand basin. Tiling. Extractor fan. Chrome wall mounted heated towel rail. Rear aspect opaque double glazed window.

Bedroom Three

11' 6" x 13' 3" narrowing to 10' 7" (3.51m x 4.04m narrowing to 3.23m)

Dual aspect double glazed windows which enjoy views over the rear garden. Two double fitted wardrobes with additional storage cupboards. Wall mounted radiator. Carpeted. Wall lighting.

Dining Room

15' 7" 9 narrowing to 9' 5" x 11' 9" (4.75m 9 narrowing to 2.87m x 3.58m)

Two side aspect double glazed windows. Wall mounted radiator. Coving. Skirt boarding. Telephone point. Door returning into the hall.

First Floor

Landing

Feature side aspect glazed windows. Carpeted. Skirt boarding.

Bedroom One

14' 5" x 9' 4" (4.39m x 2.84m)

Rear aspect double glazed french doors with enclosed Juliet balcony which enjoys a pleasant Southerly aspect. Feature wooden shutters. Carpeted. Skirt boarding. Two doubles built in wardrobes. Wall mounted radiator.

Bedroom Two

11' 7" x 13' 8" (3.53m x 4.17m)

Dual aspect double glazed windows. Carpeted. Skirt boarding. Two double built in wardrobes. Wall mounted radiator.

Bathroom

Rear aspect double glazed french doors with enclosed Juliet balcony which enjoys a pleasant Southerly aspect. Feature wooden shutters. Suite comprising roll top bath, low level WC and wash hand basin. Chrome wall mounted heated towel rail. Stripped wooden flooring. Spot lighting.

Outside

Rear Garden

Beautiful mature sunny South facing garden predominantly laid to lawn with attractive and well stocked flower borders.

The garden continues to the side of the property leading to additional gravelled sun terrace.

Garage

7' 6" x 16' 7" (2.29m x 5.05m)

Up and over door. Side aspect double glazed window. Workshop to the rear which has power and lighting.

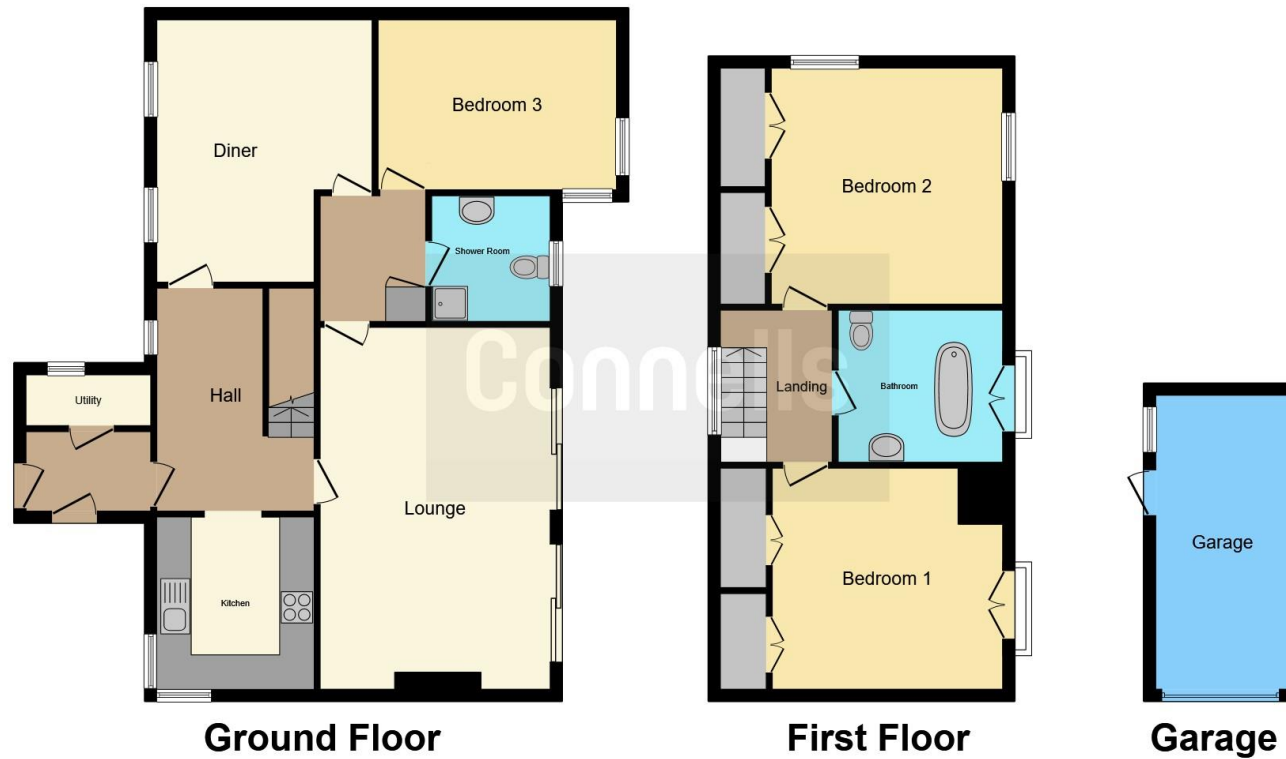
Driveway

Parking for two vehicles.









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

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Tenure: Freehold



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