



Connells

Briar Close  
Weymouth



### Property Description

Approaching the property, the enviable plot and position can be appreciated with well impressive sized gardens, plus large block paved driveway.

Entering the property there is an initial entrance porch with hallway leading through to the accommodation. The large lounge/diner offers a great light and airy space.

The modern fitted kitchen is a surprisingly good size with a great selection of eye and base level units with some built in appliances and space for white goods.

The two bedrooms are all a fair size with either fitted furniture or space for, both enjoying some views over the rear garden. Finishing the accommodation is the bathroom which has a selection of tiling, fitted shower cubicle with vanity unit and w/c.

The generous sized plot is mostly laid to lawn with a range of shrubs, bushes and raised flower beds bordering, creating most welcome privacy. Small trees also compliment this mature garden with gated pedestrian side access leading to the front. A block paved driveway provides ample off road park.

### Entrance

Upvc glazed door leading into: -

### Hallway

Wooden style flooring. Wall mounted radiator. Skirt boarding. Rear aspect double glazed upvc door providing access to the rear garden. Inset spot lighting. Door leading into: -

### Reception Room

18' 4" x 8' 4" (5.59m x 2.54m)

Front aspect double glazed window. Side aspect double glazed window. Carpeted.

### Inner Hall

Carpeted. Wall mounted radiator. Skirt boarding. Door leading into: -

### Lounge

10' 9" x 19' 4" (3.28m x 5.89m)

Front aspect double glazed window which enjoys a southerly aspect. Skirt boarding. Feature fireplace with surround. Wall mounted radiator. Television point. Electrical points.



## Kitchen

9' 9" x 8' 7" (2.97m x 2.62m)

Fully fitted kitchen with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer unit. Tiling. Space and plumbing for a washing machine. Induction hob with oven and cooker hood over. Ceramic flooring. Skirt boarding. Front aspect double glazed window which enjoys a southerly aspect. Space for a fridge freezer.

## Bedroom One

11' x 13' 9" (3.35m x 4.19m)

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

## Bedroom Two

10' x 8' 8" (3.05m x 2.64m)

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

## Bathroom

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

## Outside

### Front Garden

A block paved driveway provides ample off road parking. Lawned area with a variety of planting and shrubs with enjoys a Southerly aspect. With access to the garage.

### Rear Garden

The generous sized plot mostly laid to lawn with a range of shrubs, bushes and raised flower beds bordering, creating most welcome privacy. Small trees also compliment this mature garden with gated pedestrian side access leading to the front.

## 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)

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY308391](http://connells.co.uk/Property/WEY308391)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY308391 - 0009