



**Connells**

Cassiobury Road  
Weymouth





### Property Description

Connells Estate Agents are pleased to bring to the market this SPACIOUS FOUR BEDROOM BAY FRONTED period property, which is located a short distance from Weymouth Town Centre and Weymouth Beach and is also close to rail links to London and Bristol. The property benefits from THREE RECEPTION ROOMS, PERIOD FEATURES and plus a fully enclosed SOUTH FACING GARDEN.

#### Entrance

Door Into: -

#### Entrance Vestibule

Mosaic tiled floor. Skirt boarding. Door into: -

#### Hallway

Engineered wood flooring. Storage cupboard. Radiator. Telephone point. Stairs rising to first floor. Skirt boarding. Consumer unit.

#### Lounge

17' 2" x 11' (5.23m x 3.35m)

Front aspect double glazed bay window. Picture rail. Feature fireplace with tiled hearth and wooden surround. Wall mounted radiator. Door leading into: -

#### Office

6' 9" x 10' 9" (2.06m x 3.28m)

Engineered wood flooring. Television point. Rear aspect double glazed window which enjoys a Southerly aspect. Wall mounted radiator.

#### Dining Room

9' 8" x 11' 2" (2.95m x 3.40m)

Chimney breast feature with wooden surround. Storage cupboards to recess. Engineered wood flooring. Coved ceiling. Side aspect double glazed window. Wall mounted Radiator. Door to Garden. Archway leading into: -

#### Kitchen

9' 6" x 9' 9" (2.90m x 2.97m)

Fitted kitchen comprising wall and base units with work surface over. Inset single bowl sink. Built in oven. Inset gas hob with extractor hood over. Space for upright fridge freezer and integrated dishwasher. Side aspect double glazed window. Tiling. Secondary glazed rear aspect window. Oak flooring. Tiling. Access into the Utility area with side aspect window. Wall mounted boiler.



## First Floor

### Landing

Stairs rising to second floor. Skirt boarding.  
Doors to: -

### Bedroom One

15' 3" x 9' 7" (4.65m x 2.92m)

Cast Iron feature fireplace with stripped wooden surround. Built in wardrobes fitted into recess. Front aspect double glazed bay window. Wall mounted radiator. Skirt boarding.

### Bedroom Four

11' Max x 10' 8" (3.35m Max x 3.25m)

Cast Iron feature fireplace. Rear aspect double glazed window which enjoys a Southerly aspect. Linen storage cupboard. Wall mounted radiator.

### Bedroom Three

12' into bay x 9' 9" (3.66m into bay x 2.97m)  
Rear aspect bay window enjoying views over rooftops of Weymouth and enjoys Radiator. Telephone point.

### Bathroom

Modern fitted suite comprising double walk in shower unit with glass enclosure and rain shower over. Vanity unit. Close coupled Eco flush WC. Full height tiling. Side aspect double glazed window. Heated towel rail. Electric shaver point. Tiled floor.

## Second Floor

### Landing

Access to loft storage area. Door into: -

### Dressing Area

7' 9" x 5' 11" (2.36m x 1.80m)

Radiator. Eaves storage cupboard. Door into:

### Bedroom Two

16' 4" x 9' 9" max (4.98m x 2.97m max)

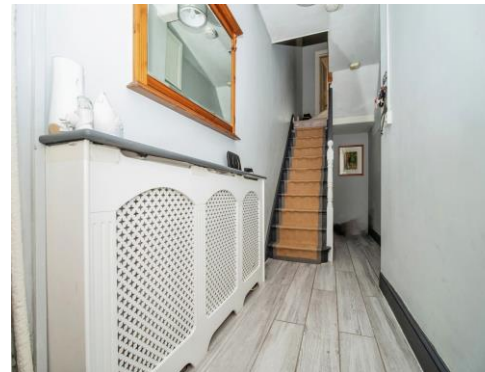
Front aspect double glazed window. Rear aspect Velux window enjoying views over rooftops of Weymouth towards Portland. Cast Iron feature fireplace. Radiator. Storage cupboard.

### Southerly Rear Garden

Southerly aspect rear garden laid to paving with a variety of shrubs and planting. Barbecue area. Gated rear pedestrian access. Garden enclosed by wall. Outside water supply.

### Garden Storage

Currently used as a utility room.















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**

**view this property online [connells.co.uk/Property/WEY308442](http://connells.co.uk/Property/WEY308442)**

Tenure: Freehold



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