



Connells

The Woodpeckers
Weymouth



Property Description

Stepping inside the property the hallway ascends to the first floor and access into the downstairs accommodation.

The lounge/dining room is positioned at the rear of the property being a good size room with ample space for furnishings with direct access to the rear enclosed garden.

Located to the front of the property is the kitchen with ample wall and base units with built in oven with extractor hood and space for appliances.

To the first floor are the two double bedroom and family bathroom.

Externally the garden is of a Westerly aspect with lawned areas and gated access to the side. There are also two allocated parking spaces for the property.

Entrance

Hallway

Kitchen

5' 8" x 11' 6" (1.73m x 3.51m)

Fully fitted kitchen with a range of wall and base units with worksurface over. Inset stainless sink and drainer unit. Space and plumbing for a washing machine. Space for an upright fridge freezer. Cooker with electric oven and cooker hood over. Front aspect double glazed window.

Lounge/Dining Room

11' 8" x 13' (3.56m x 3.96m)

Rear aspect double glazed french doors providing access to the garden. Wall mounted radiator. Feature fire.



First Floor

Landing

Skirt boarding. Doors leading into: -

Bedroom One

9' 1" x 11' 7" (2.77m x 3.53m)

Two front aspect double glazed windows. Wall mounted radiator. Airing cupboard housing boiler. Skirt boarding.

Bedroom Two

8' 9" x 11' 7" (2.67m x 3.53m)

Rear aspect double glazed window. Wall mounted radiator. Skirt boarding.

Bathroom

Suite comprising panelled bath, low level WC and wash hand basin. Wall mounted radiator. Skirt boarding. Tiling.

Outside

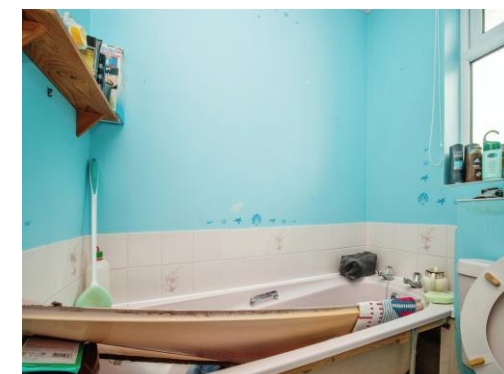
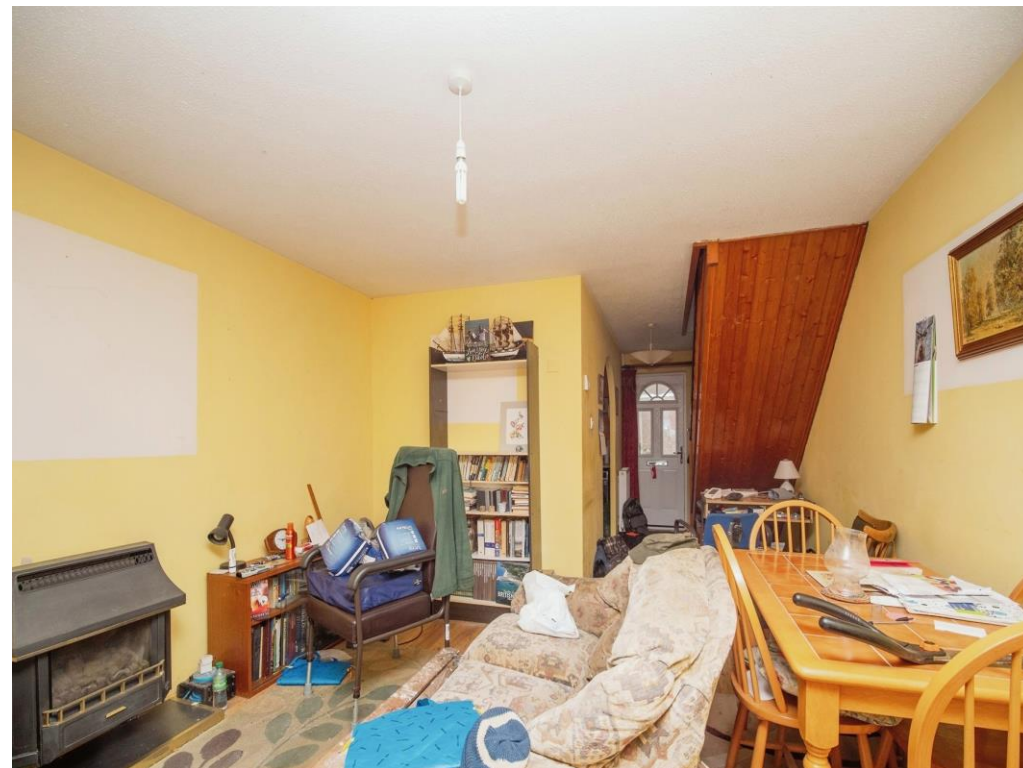
Front Garden

Laid to lawn with path to front door. Side gated access to the garden.

Westerly Rear Garden

Fully enclosed rear garden laid to lawn with a variety of planting and shrubs. Garden shed.

Two Allocated Parking Spaces









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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WEY308438



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY308438 - 0007