



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 is also one allocated parking space 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 worksurfaces over incorporating an 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 paneled bath, low level WC and wash hand basin. Wall mounted radiator. Skirt boarding. Tiling.

## Outside

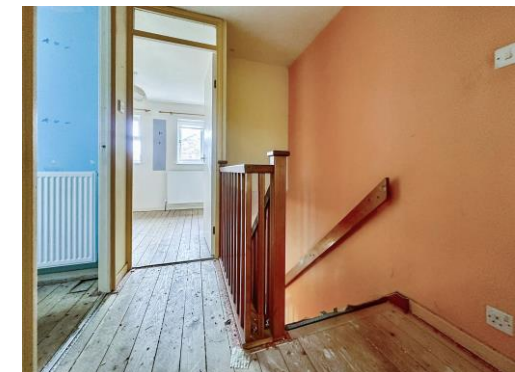
### Front Garden

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.

### One Allocated Parking Space









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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: WEY308438 - 0012