



Connells

Rylands Lane
Weymouth



Property Description

Entering the property and into the porch which leads into the hallway, doors lead into all downstairs accommodation comprising the lounge, dining room and kitchen whilst stairs rise to the first floor.

The lounge is a good size with patio doors allowing access to the garden and for plenty of light to flood the room creating a warm and comfortable space. The dining room perfect for a table and chairs to enjoy meals and socialising with an opening leading into the kitchen which has a range of fitted units with ample work surface and space for appliances with access to the sun room & utility area.

Ascending to the first floor there are two spacious bedrooms, a bathroom, and a WC.

Bedrooms one & two are both generous sized doubles with built in wardrobes, ample space for bedroom furniture and rear windows to enjoy the southerly sun. The bathroom comprises a bath with shower over, wash hand basin with a separate WC adjacent.

To the rear of the property is a good size lawned garden benefiting the favourable sunny aspect with outhouse for storage and side pedestrian access. In addition, there is a substantial driveway to providing off road parking to the front.

Entrance

Glazed upvc door leading into: -

Porch

Upvc and brick built. Door leading into: -

Hallway

Carpeted. Wall mounted radiator. Stairs rise to the first floor. Understairs storage cupboard,

Lounge

10' 8" x 13' 5" (3.25m x 4.09m)

Rear aspect double glazed french doors which enjoys a Southerly aspect. Carpeted. Skirt boarding. Feature fireplace with stone surround.

Dining Room

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

Front and side aspect double glazed windows. Carpeted. Skirt boarding,

Kitchen

8' 8" x 10' 5" (2.64m x 3.17m)

Fully kitchen with a range of wall and base units with worksurface over. Inset stainless steel sink and drainer unit. Space and plumbing for a washing machine. Space for an undercounter fridge and freezer. Gas cooker. Tiling. Side aspect double glazed window. Wall mounted boiler. Door leading into: -



Sun Room

5' 8" x 10' 4" (1.73m x 3.15m)

Two side aspect double glazed upvc doors providing access to the garden. Door leading into: -

Utility Room

5' 7" x 6' 1" (1.70m x 1.85m)

Rear aspect double glazed window.

First Floor

Landing

Front aspect double glazed window. Loft access. Skirt boarding. Wall mounted radiator. Airing cupboard housing water cylinder. Door leading into: -

Bedroom One

13' 7" Max x 10' 8" (4.14m Max x 3.25m)
Rear aspect double glazed window which enjoys a Southerly aspect. Wall mounted radiator. Skirt boarding. Carpeted. Fitted wardrobe.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)
Rear aspect double glazed window which enjoys a Southerly aspect. Wall mounted radiator. Skirt boarding. Carpeted. Fitted wardrobe.

Bathroom

Suite comprising paneled bath with electric shower over, wash hand basin. Wall mounted radiator. Tiling. Side aspect double glazed window.

Wc

Front aspect double glazed opaque window. Low level WC. Tiling. Wall mounted radiator. Skirt boarding.

Outside

Front Garden

Steps lead down to the property. Side gated access to the garden.

Rear South Westerly Garden

Initial paved area with the majority laid to lawn which enjoys a South Westerly aspect.

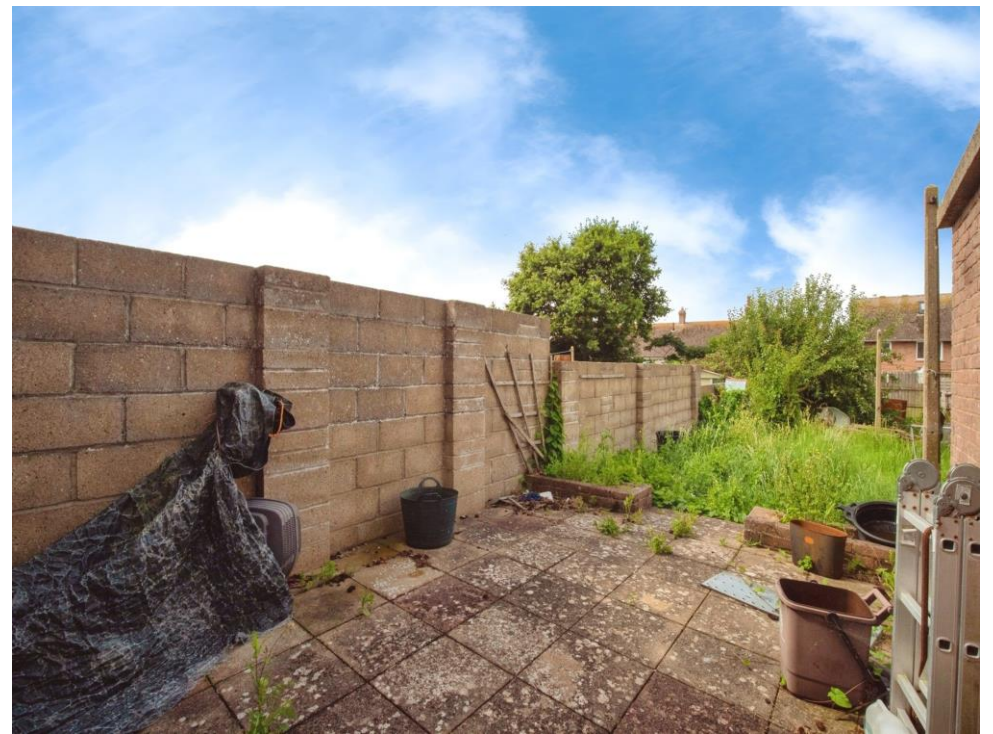
Driveway

Substantial driveway for 2 -3 cars.

Agents Notes

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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: D

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Tenure: Freehold



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