



**Connells**  
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**FOR SALE**

Southwell Street  
Portland  
Connells

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### Property Description

Stepping inside the property a vestibule offers space for boots and jackets before opening into an inviting hallway. The lounge is an inviting space with wood style flooring and feature fireplace. Dining room is an impressive size with access into the kitchen, utility room & finally bathroom to finish the ground floor accommodation. The property is made of Portland limestone.

Upon ascension to the first floor, you are greeted immediately by all three double bedrooms and WC. To the rear of the first floor is bedroom two and three Bedroom two is a generous space with further built-in storage, which both enjoy views over the garden. Bedroom one is generous size located to the front with a feature fireplace.

The rear garden is beautifully walled and fully enclosed with plenty of scope for those green fingered. It begins with a large patio, perfect for entertaining and making the most of those sunny days. Uniquely the property also owns a garage & driveway located in front.

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#### Entrance

Glazed upvc door leading into: -

#### Porch

Period flooring. Tiling. Front aspect window.  
Wooden door leading into: -

#### Hall

Carpeted. Wall mounted radiator. Skirt boarding, Stairs rise to the first floor. Feature period arch.

#### Lounge

10' 8" x 11' 9" (3.25m x 3.58m)

Front aspect double glazed window. Stripped wooden flooring. Dado railings. Skirt boarding. Feature fireplace. Telephone point. Electrical points.

#### Dining Room

14' 1" Max x 12' 9" (4.29m Max x 3.89m)

Rear aspect double glazed window which enjoys views over the garden. Carpeted. Skirt boarding. Feature fireplace. Electrical points.  
Door leading into: -



## Kitchen

7' 7" x 13' 5" (2.31m x 4.09m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset sink and drainer unit. Tiling. Skirt boarding. Space for a gas cooker. Space for a under counter fridge. Side aspect double glazed window. Wall mounted radiator. Door leading into: -

## Utility Room

8' 5" x 7' 8" (2.57m x 2.34m)

Wall and base units with worksurfaces over. Space and plumbing for a washing machine. Space for a tall 70/30 fridge freezer. Tiled flooring. Wall mounted radiator. Side aspect double glazed door providing access to the garden. Period wooden door leading into: -

## Bathroom

7' 9" x 10' (2.36m x 3.05m)

Suite comprising panelled bath with mixer taps, low level YWCA. Shower unit. Two side aspect double glazed window.

## First Floor

### Bedroom One

15' x 11' 8" (4.57m x 3.56m)

Front aspect double glazed window. Carpeted. Coving. Skirt boarding. Feature fireplace. Telephone point. Electrical points.

### Bedroom Two

9' 2" x 10' 5" (2.79m x 3.17m)

Rear aspect double glazed window which enjoys views over the garden. Carpeted. Skirt boarding. Feature fireplace. Electrical points.

### Bedroom Three

8' 1" x 10' 5" (2.46m x 3.17m)

Rear aspect double glazed window which enjoys views over the garden. Carpeted. Skirt boarding. Electrical points.

### Wc

Low level WC and wash hand basin. Side aspect double glazed window.

## Outside

### Front Garden

Stone wall garden with a variety of planting and shrubs. Steps lead to the front door.

### Rear Garden

Fully wall enclosed garden laid to hardstanding, paving and lawned areas. Side gated pedestrian access. Variety of planting and shrubs. Access into: -

### Garage

Up and over doors. Power. Lighting.

## Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.















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: F**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY308428](http://connells.co.uk/Property/WEY308428)**



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.

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