



**Connells**

Glen Avenue  
Weymouth



### Property Description

Connells offer this beautifully presented four bedroom period house situated in a quiet cul-de-sac in the popular area of Rodwell with local primary and secondary schools close by. This deceptive and well proportioned property enjoys extensive living space to the ground floor with a large modern kitchen/breakfast room, lounge, and separate dining room with double doors onto the garden. To the first floor are three bedrooms and a recently fitted modern bathroom. The second floor offers a master suite with Ensuite, dressing area and Juliet balcony with elevated views over Weymouth Bay & Surrounding Coastline. Outside there are front and rear gardens the rear being approximately 50ft in length.

Owners Comments "We couldn't ask for better neighbours, both really friendly, something that is always a worry when living in a mid-terrace.

Also, whilst there is no off-road parking, we have never had an issue with parking. There is no reason for anyone to drive up the road, or park, unless they live here and there is ample parking for everyone.

The property is currently under a 999 year lease, with a 'peppercorn ground rent' of £2.75 per annum. We encourage any prospective buyers to research Leases, as this is about as good as a Freehold.

### Entrance

Double Glazed Door Into:

### Entrance Porch

Tiled flooring. Skirt boarding. Wooden glazed door leading into: -

### Hall

Oak flooring. Skirt boarding. Wall mounted radiator. Stairs rise to the first floor. Door leading into: -

### Lounge

12' 4" x 11' 3" (3.76m x 3.43m)

Front aspect double glazed bay window with shutters which enjoys a westerly aspect. Gas living flame fire with polished stone hearth and wooden surround. Wall mounted radiator. Carpeted.

### Dining Room

11' 8" x 10' 1" (3.56m x 3.07m)

Continuation of Oak flooring. Skirt boarding. Wall mounted radiator. Storage cupboard. Double glazed French door to garden. Doorway to: -

### Kitchen

15' 11" x 9' 5" (4.85m x 2.87m)

Modern fitted kitchen breakfast room comprising wall and base units with roll edge work surfaces over. Inset 1/2 bowl sink unit. Built in oven. Inset hob with extractor hood over. Space and plumbing for a slimline dishwasher. Plumbing for washing machine. Complimentary tiling. Side aspect double glazed window. Tiled floor. Space for American style fridge freezer. Spot lights. Double glazed French Door to garden.



## First Floor

### Landing

Carpeted. Skirt boarding. Stairs rise to the second floor. Door leading into: -

### Bedroom Two

13' 11" x 10' 10" max (4.24m x 3.30m max)

Front aspect double glazed bay window enjoying some open views over Weymouth to surrounding hills in the distance with shutters.

Wall mounted radiator. Carpeted. Skirt boarding. Fitted wardrobes.

### Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m)

Rear aspect double glazed window overlooking Weymouth Harbour, Weymouth Bay, and Surrounding coastline. Wall mounted radiator. Fitted wardrobes. Skirt boarding.

### Bedroom Four

8' 9" x 7' 2" (2.67m x 2.18m)

Rear aspect double glazed window with views of Weymouth Bay and surrounding coastline. Wall mounted radiator. Exposed original floor boards.

### Bathroom

Modern bathroom suite comprising panelled bath with shower over. Close coupled WC.

Vanity sink unit. Complimentary tiling. Downlighting. Heated towel rail. Extractor fan. Distressed wood style flooring.

## Second Floor

### Landing

Carpeted. Skirt boarding. Feature skylight. Door leading into: -

### Master Bedroom

Double glazed french door into Juliet Balcony with far reaching views of Weymouth Bay and surrounding coastline. Fitted wardrobes. Eave storage cupboard. Wall mounted radiator.

Two front aspect double glazed velux windows with views over Weymouth to surrounding hills in the distance. Downlighting. Wooden door to: -

### En Suite

Recently fitted suite comprising shower unit with glass shower enclosure. Close coupled WC. Vanity sink unit. Heated towel rail. Downlighting. Rear aspect double glazed window. Extractor fan.

## Outside

### Rear Garden

The fully enclosed garden comprises of three separate decked sections, covered pergola, with the rest laid to lawn with a variety of planting.

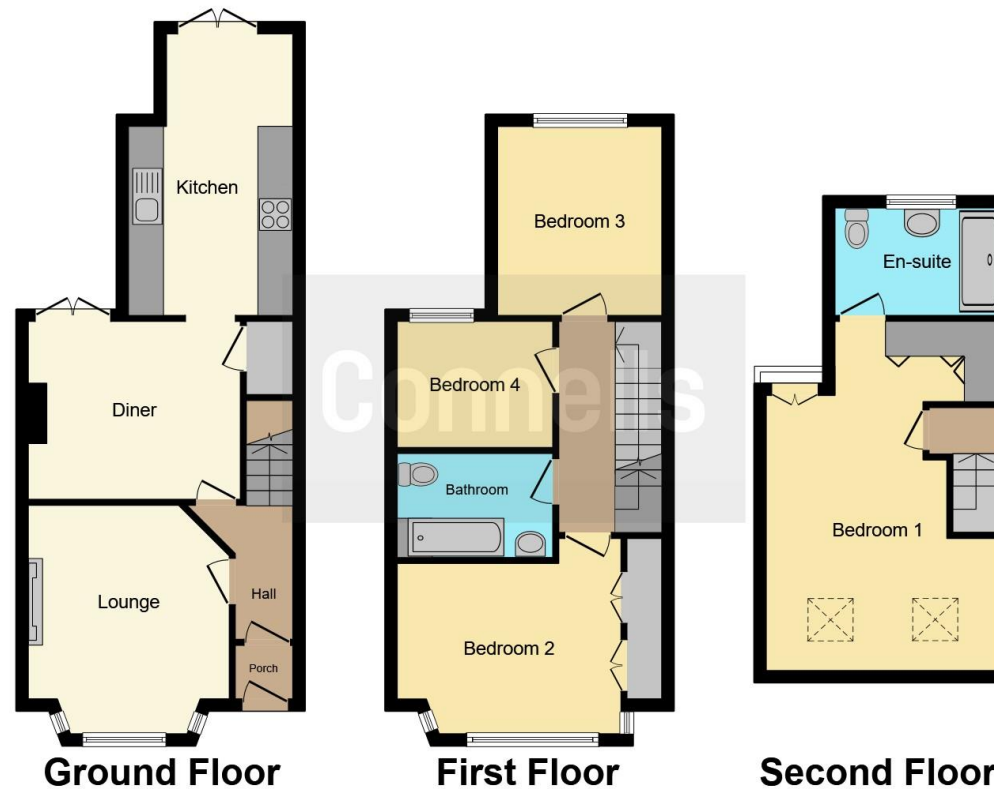
### Lease Length & Charges

The vendor informs us that the lease is 999 years from 1898 and the ground rent is £2.75 PA.









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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308597](http://connells.co.uk/Property/WEY308597)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: WEY308597 - 0013