



Connells

Clearmount Road
Weymouth



Property Description

A three bedroom, recently re-decorated semi-detached house located in this popular residential position at Rodwell. The property has two reception rooms, newly fitted kitchen and bathroom, gas central heating, a front garden which could offer off road parking (subject to planning permission) and a very large mature rear garden.

Entrance

Glazed upvc door leading into: -

Hall

Wall mounted radiator. Wooden style flooring. Skirt boarding. Stairs rise to the first floor. Understairs storage cupboard. Door leading into: -

Lounge

10' 9" x 13' 5" (3.28m x 4.09m)
Front aspect double glazed window. Carpeted. Skirt boarding. Feature fireplace.

Dining Room

10' 9" x 12' 9" (3.28m x 3.89m)

Rear aspect double glazed window which enjoys views over the garden to a Westerly aspect. Wall mounted radiator. Wooden style flooring. Skirt boarding. Fireplace with stone surround and tiled hearth.

Kitchen

6' x 9' 1" (1.83m x 2.77m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink with mixer tap. Space plumbing for washing machine. Oven and four ring gas hob with cooker hood over. Larder. Tiling. Side aspect double glazed upvc door providing access to the garden. Rear aspect double glazed window which enjoys views over the garden to a Westerly aspect.

First Floor

Landing

Loft access. Door leading into: -



Bedroom One

9' 9" x 13' 5" (2.97m x 4.09m)

Front aspect double glazed window which enjoys sea glimpses. Carpeted. Skirt boarding. Feature fireplace.

Bedroom Two

10' 9" x 13' (3.28m x 3.96m)

Rear aspect double glazed window which enjoys views over the garden to a Westerly aspect. Wall mounted radiator. Skirt boarding.

Bedroom Three

9' 7" x 6' 9" (2.92m x 2.06m)

Front aspect double glazed window which enjoys sea glimpses. Carpeted. Skirt boarding. Feature fireplace.

Bathroom

Suite comprising panelled bath with mixer taps, low level WC and wash hand basin. Tiling. Wall mounted radiator. Rear aspect double glazed window. Skirt boarding.

Outside

Westerly Rear Garden

Impressive sized garden laid to lawn which is fully enclosed & enjoys a Westerly aspect.

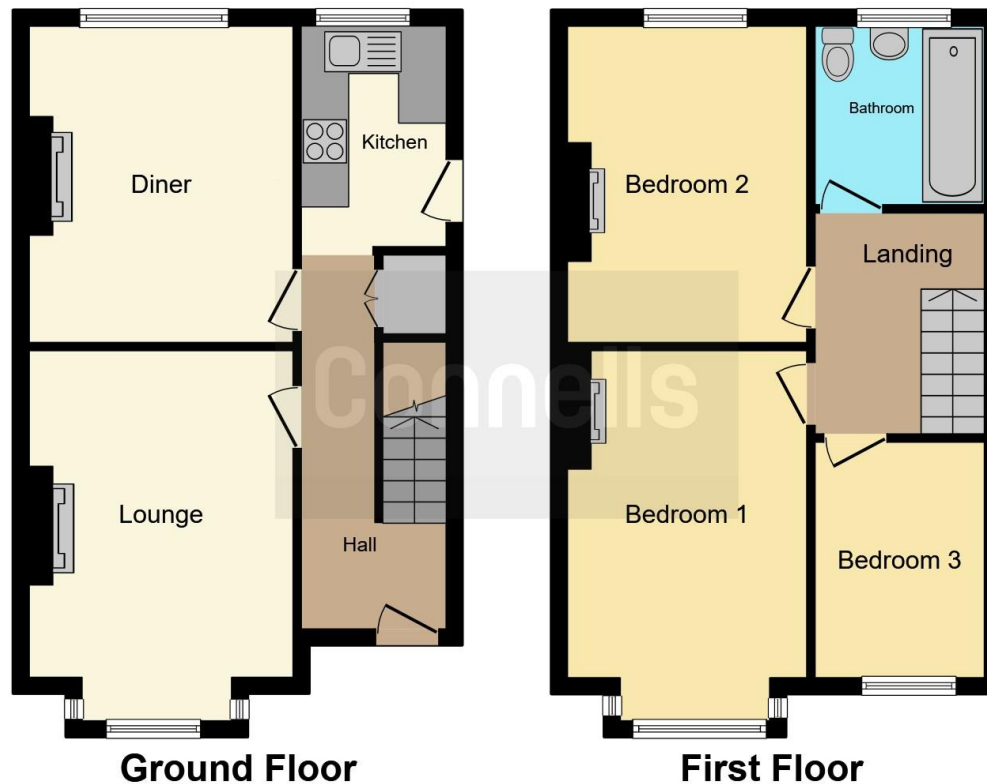
Front Garden

To the front there is a garden area with mature shrubs and pathway leading to the front door, there is potential to create off road parking (subject to planning permission). There is side access to a large rear garden.









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

view this property online connells.co.uk/Property/WEY308618

Tenure: Freehold



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: WEY308618 - 0009