





Property Description

On approach to the property, steps lead up to the front door & a patio area which could be used for a pleasant seating area. Through the front door, a hallway leads through the property to the living areas. The lounge area is a spacious room with a large bay window at the front of the property allowing natural light to flow through the room. At the rear of the lounge there is a door that leads through to a side extension where there is space for a washing machine & a cloakroom before a door leads onto the rear garden. Into the kitchen/diner there is space for a large dining table & an arch leads you through to the kitchen. Wall & base cupboards provide plenty of storage the kitchen & a high window allows a view into the garden. A door from the kitchen also leads to the rear garden that has a concrete sheltered area before rising up a small set of stairs that brings you onto the main garden. Walking onto a patio seating area before a grass section takes you up to the rear of the garden where a small area of decking gives you another seating area to enjoy the sunshine.

Rising up to the first floor at the top of the stairs you can move to right which takes you to the well-designed wet room, which has a shower, hand wash basin and close coupled W/C, & the third bedroom which benefits from a bay window that overlooks the rear garden.

Moving to the left from the top of the stairs takes you to the first & second bedrooms. The first bedroom is a large double and has two windows.

Entrance

Glazed upvc door leading into: -

Hallway

Stairs rise to the first floor. Door leading into: -

Dining Room

12' 2" x 9' 11" (3.71m x 3.02m)

Rear aspect double glazed window. Coving. Skirt boarding. Wall mounted radiator. Arch leading into: -

Living Room

22' 2" Into Bay x 10' 9" (6.76m Into Bay x 3.28m)

Front aspect double glazed window. Skirt boarding. Wall mounted radiator. Feature fireplace.

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

Fully fitted kitchen with a range of wall and base units with woksurfaces over. Inset sink. Double oven. Tiling. Fridge freezer. Space and plumbing for a dishwasher. Skirt boarding. Side aspect double glazed window.

Rear aspect double glazed window. Side aspect glazed upvc door providing access to the garden.



Utility Room

Space and plumbing for washing machine.
Door leading into: -

Cloakroom

Low level WC and wash hand basin.

First Floor

Landing

Stairs providing access to the attic space.
Doors leading into: -

Bedroom One

16' 8" Max x 13' 6" Into Bay (5.08m Max x 4.11m Into Bay)

Front aspect double glazed bay window which enjoys sea views. Front aspect double glazed window. Wall mounted radiator. Skirt boarding.

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

Rear aspect double glazed window. Wall mounted radiator. Skirt boarding.

Bedroom Three

12' 7" max x 7' 11" max (3.84m max x 2.41m max)

Rear aspect double glazed window. Wall mounted radiator. Skirt boarding.

Wet Room

Suite comprising shower, low level WC and wash hand basin. Chrome heated towel rail. Side aspect double glazed window.

Attic Space

Outside

Front Garden

Enclosed area with steps leading to the front door.

Rear Garden

Initial paved area with tiered lawn sections variety of planting which is fully enclosed by fencing.









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

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T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

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