



Connells

Douglas Road
Weymouth



Property Description

Situated in a CUL-DE-SAC in Wyke Regis is this WELL PRESENTED family home with a PLEASANT REAR GARDEN which enjoys SPACIOUS ACCOMMODATION and VIEWS over a COMMUNAL PARK. Located just moments to the famous Rodwell Trail, Small Mouth Cove and Sandsfoot Castle. The property is ideally situated within close proximity to many local amenities including popular Primary/ Secondary Schools, doctors surgery and shops.

The accommodation with entrance vestibule which leads into the entrance hallway with access into the light and airy lounge, with access to the kitchen which is flooded with light from the large window and door to the rear.

Stairs ascend to the first floor where two bedrooms and bathroom are found. Bedroom One is to the front and enjoys a view over the communal green. The bathroom boasts a modern space with shower, WC and wash hand basin. Finally, Bedroom Two enjoys a pleasant aspect over the rear garden.

To the second floor you are welcomed with another modern shower room. Bedroom Three is located to the rear with eaves storage and a Velux window. Lastly, Bedroom Four is located to the front also with eaves storage and a Velux window towards a Westerly aspect.

The rear garden has paved and shingled area offering plenty of room for outdoor furniture. Gated access to the rear leading to the allocated parking spaces.

Entrance

Glazed door into: -

Hallway

Stairs to first floor. Wall mounted thermostat. Radiator. Ceramic flooring. Consumer unit. Door leading into: -

Lounge/ Diner

18' 8" max x 13' 1" max (5.69m max x 3.99m max)

Front aspect double glazed window which enjoys views over the communal green towards a Westerly aspect. Wall mounted radiator. Continuation of ceramic flooring. Side aspect double glazed window. Electrical points. Television point. Understairs storage. Wooden glazed door leading into: -

Kitchen

7' 5" x 13' 1" (2.26m x 3.99m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Fitted four gas hob with oven. Space for an upright fridge freezer. Space and plumbing for a washing machine. Tiling. Wall mounted boiler. Continuation of ceramic flooring. Wall mounted radiator. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden.

First Floor

Landing

Carpeted. Skirt boarding. Stairs rise to the second floor.

Bedroom One

10' 2" x 9' 8" (3.10m x 2.95m)

Front aspect double glazed window which enjoys views over the green towards a Westerly aspect. Wall mounted radiator. Carpeted. Skirt boarding. Two double fitted wardrobes. Electrical points. Television point.

Bedroom Two

9' 10" x 13' 1" Max (3.00m x 3.99m Max)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Skirt boarding. dado railing. Electrical points.

Shower Room

Suite comprising shower unit, low level WC and wash hand basin. Tiling. Extractor fan. Side aspect double glazed window.

Second Floor

Landing

Carpeted. Doors leading into: -

Bedroom Three

7' 9" x 7' 10" (2.36m x 2.39m)

Rear aspect double glazed Velux window. Carpeted. Wall mounted radiator. Skirt boarding. Electrical points. Eaves storage.

Bedroom Four

7' 9" Max x 9' 10" Max (2.36m Max x 3.00m Max)

Front aspect double glazed Velux window which enjoys a Westerly aspect. Wall mounted radiator. Carpeted. Skirt boarding. Electrical points. Television point. Eaves storage.

Shower Room

Suite comprising shower unit, low level WC and wash hand basin. Tiling. Extractor fan. Front aspect Velux window. Wall mounted chrome heated towel rail.

Outside

Front Garden

Low maintenance area with artificial grass and shingled areas with a variety of planting and shrubs. Paved footpath to the front door.

Rear Garden

Fully enclosed rear garden which is paved and shingled. Variety of planting and shrubs. Water supply. Garden Shed. Pedestrian gated access leading to the allocated parking.

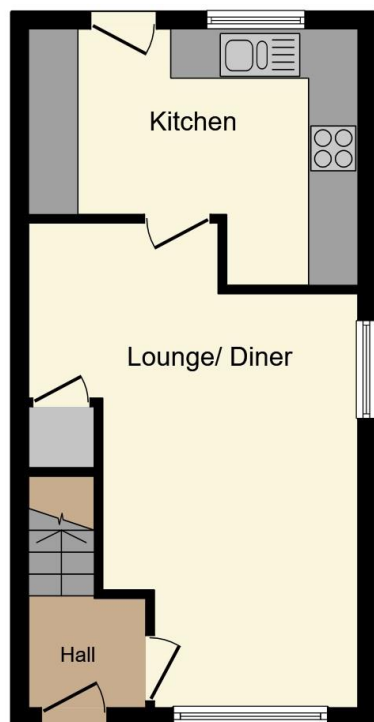
Allocated Parking

Space for two vehicles located to the rear of the property.

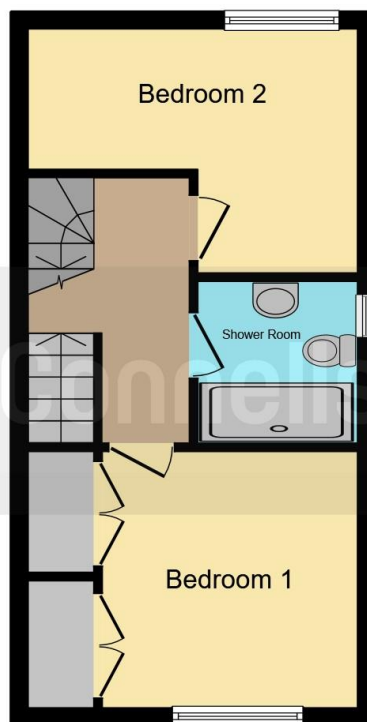




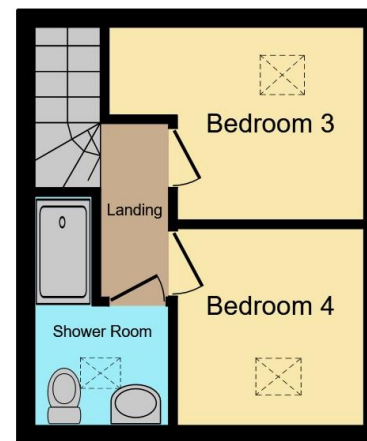




Ground Floor



First Floor



Second Floor

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: C

Tenure: Freehold

check out more properties at connells.co.uk



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: WEY308875 - 0013