





Property Description

No 15 Clearmount Road, is a stunning three double bedroom semi detached home, the property boasts many exciting features and really stands out above the typical semi detached houses in Weymouth. Situated in the ever popular area of Rodwell which has shops, bus stops, award winning schools and an exclusive private beach just round the corner, the property is close to the Rodwell Trail which means you can walk to town and over to Chesil beach.

This modern semi detached family home with three double bedrooms just a short walk from the Rodwell Trail, Sandsfoot Beach & Castle Cove Sailing Club with local shops, amenities and bus routes close by. Accommodation comprises good size kitchen/ diner, lounge and cloakroom on the ground floor. Family bathroom and two bedrooms on the first floor. To the second floor are the master bedroom with en-suite. The property is beautifully presented with a low maintenance rear garden and allocated parking.

Cloakroom

Suite comprising low level WC and wash hand basin. Wall mounted radiator. Continuation of wooden style flooring. Side aspect double glazed window. Extractor fan.

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

Front aspect double glazed window with fitted shutters. Rear aspect double glazed window with fitted shutter. Wall mounted radiator. Television point & Telephone point. Hard wood flooring. Skirt boarding.

Kitchen / Dining Room

18' 3" x 12' 6" (5.56m x 3.81m)

Impressive sized fitted kitchen with wall and base unit with work surfaces over. One and a half bowl sink, tiling, electric oven with four ring gas hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Space for American style fridge freezer. Ceiling spot lights. Double glazed patio doors to the rear garden, space for full size dining table. Electrical points. Skirt boarding. Television point. Wall mounted radiator with bench built over and can be used as storage.

Entrance

Hallway

Door to the front with double glazed window inset, wall mounted radiator, hard wood flooring, storage cupboard and under stair cupboard. Skirt boarding. Stairs rise to the first floor.



First Floor

Landing

Carpet flooring. Airing cupboard housing boiler. Skirt boarding. Electrical points. Door leading into: -

Bedroom Two

13' 9" narrowing to 11' 3" x 12' 5" (4.19m narrowing to 3.43m x 3.78m)

Rear aspect double glazed window. Carpet flooring. Wall mounted radiator. Television point. Built in wardrobes. Skirt boarding. Electrical points.

Bedroom Three

11' 4" x 14' 4" narrowing to 11' 8" (3.45m x 4.37m narrowing to 3.56m)

Front aspect double glazed window. Rear aspect double glazed window. Carpet flooring. Television point. Double fitted wardrobes. Skirt boarding. Wall mounted radiator.

Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

Suite comprising panelled bath with electric shower over, low level WC and wash hand basin. Wall mounted chrome heated towel rail. Part tiling. Extractor fan. Side aspect double glazed window.

Study

6' 5" x 6' 3" (1.96m x 1.91m)

Front aspect double glazed window. Carpeted. Electrical points. Wall mounted radiator. Stairs rise to the second floor.

Second Floor

Master Bedroom

22' 7" Max x 14' narrowing to 12' 5" (6.88m Max x 4.27m narrowing to 3.78m)

Two front aspect double glazed full length Velux windows. Wall mounted radiator. Carpet flooring. Television point. Electrical points. Double built in wardrobes. Loft access. Door leading into: -

En Suite

7' 2" x 8' 3" (2.18m x 2.51m)

Suite comprising large shower cubical, low level WC and vanity wash hand basin. Wall mounted chrome heated towel rail. Part tiling. Rear aspect double glazed window.

Outside

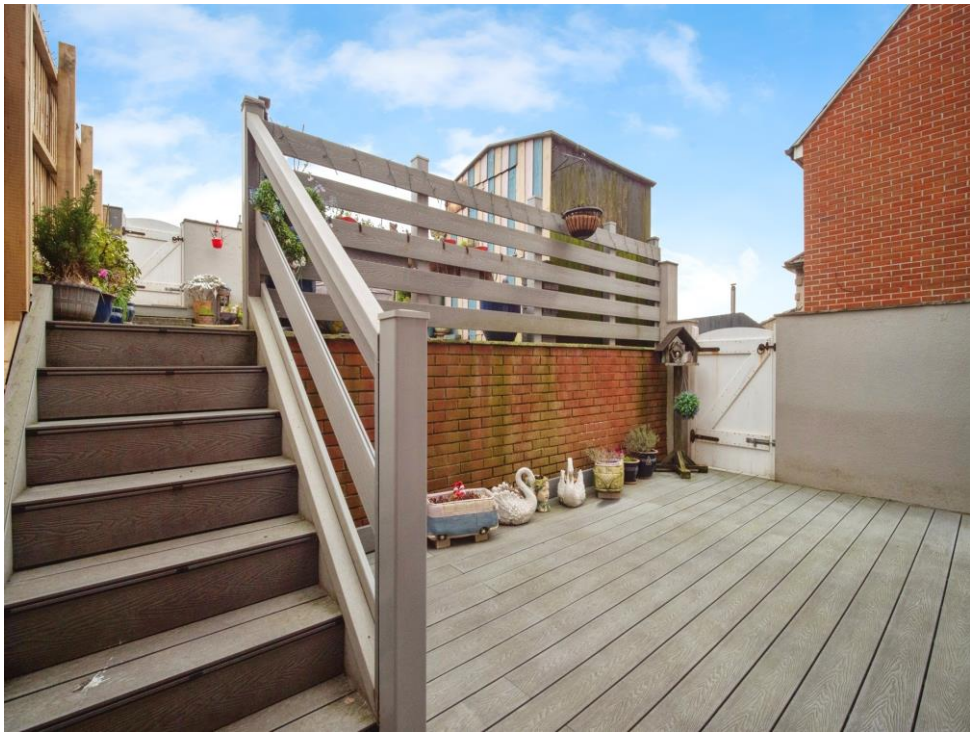
Rear Garden

Lower composite decking area with steps up to gravel garden. Gated side pedestrian access. Shed. Greenhouse. Fully enclosed by wall and fenced surround. Gated rear access to the parking area.

Parking

Allocated off road parking at the rear.









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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