



**Connells**

Portland Road  
Weymouth





### Property Description

A TWO DOUBLE BEDROOM Semi Detached house situated in an elevated position that give SOME SEA VIEWS. The property has been SUPERBLY REFURBISHED by the current owner and benefits from a MODERN FITTED KITCHEN and BATHROOM, Lounge with Log Burner and a FULLY ENCLOSED REAR GARDEN

### Entrance Porch

Period flooring. Glazed upvc door leading into: -

### Entrance Hall

Wooden style flooring. Skirt boarding. Carpeted. Door leading into: -

### Lounge

13' 2" x 13' 4" (4.01m x 4.06m)

Front aspect double glazed window which enjoys some sea views & towards Wyke Regis village. Feature multi fuel log burner. Period dado railings. Skirt boarding. Electrical points. Television point. Telephone point. Wall mounted radiator.

### Dining Room

11' 7" x 16' 8" (3.53m x 5.08m)

Rear aspect double glazed window which enjoys views over the rear garden. Coving. Skirt boarding. Electrical points. Television point. Thermostat. Understairs storage.

### Kitchen

8' 10" x 10' 2" (2.69m x 3.10m)

Contemporary fitted kitchen with a range of wall and base units incorporating a sink drainer with wooden worksurfaces over. Inset 4 ring gas hob and oven with cooker hood over. Integrated fridge freezer, washer dryer and dishwasher. Spot lighting. Side aspect double glazed window,

### Conservatory

10' 3" x 10' 4" (3.12m x 3.15m)

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

### Cloakroom

WC and wash hand basin.



## First Floor Landing

Side aspect double glazed window. Carpeted. Skirt boarding. Loft access. Door leading into: -

### Bedroom One

16' 8" x 10' 2" (5.08m x 3.10m)

Front aspect double glazed window which enjoys views over the village of Wyke Regis & elevated sea views. Skirt boarding. Carpeted. Feature fireplace. Wall mounted radiator.

### Bedroom Two

11' 9" x 11' 7" (3.58m x 3.53m)

Rear aspect double glazed window which enjoys views over the rear garden. Skirting. Carpeted. Wall mounted radiator. Electrical points.

### Bathroom

Suite comprising low level WC, wash hand basin, panel enclosed bath and double shower unit. Side aspect double glazed window which enjoys sea views towards Portland. Skirt boarding. Wooden style flooring. Chrome heated towel rail.

## Outside

### Front Garden

The front garden has steps rising up to the front door and is laid to lawn.

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn with a variety of planting plus a raised decked seating area, providing wonderful seating areas for different times of the day. Side gated pedestrian access. Outside tap.

### Parking

Access to Private Parking Nearby















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

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309077](http://connells.co.uk/Property/WEY309077)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY309077 - 0010