



Connells
01305 770 933
FOR SALE

Connells

Westhill Road
Weymouth

Westhill Road Weymouth DT4 9NB

for sale offers over
£450,000



Property Description

This lovely versatile home lends itself to either a multi-generational family or home plus income. The property also boasts a garden room, perfect as an occasional room, home office or workshop.

Approaching the property via the block paved driveway is a quaint enclosed front garden with a range of mature planting and lawned area.

An entrance porch leads into the property with a further doorway leading into the ground floor accommodation. To the right hand side is access into the first reception room; a generous square room which opens into the main family space/hub of the home. This extensive open plan space is perfect for family living with ample space for seating, dining and entertaining. The kitchen is incorporated into this space with a range of fitted high gloss white base units with wood effect work surfaces over. There is ample space for appliances including a range style cooker, washing machine and fridge freezer. Windows occupy three walls giving the room a triple aspect, creating a bright and airy feel.

Returning to the hallway is access into the two double bedrooms, family bathroom a separate WC. From here is also access into the additional first floor accommodation, however, this can be locked off if desired.

To the rear of the property is a level WESTERLY rear garden with beautiful views over Chesil Beach & The Fleet Lagoon.

Entrance

Glazed upvc door into: -

Porch

Wooden style flooring. Two side aspect double glazed windows. Glazed upvc door leading into: -

Hallway

Wooden style flooring. Skirt boarding. Wall mounted radiator. Storage cupboard. Wooden glazed door leading into: -

Open Plan

29' Max x 17' 6" narrowing to 10' 3" (8.84m Max x 5.33m narrowing to 3.12m)

Kitchen/ Diner / Lounge

Kitchen Area: Fitted kitchen with high gloss base units with roll edge worksurfaces over. Inset stainless steel and drainer unit. Tiling. Space for an upright fridge freezer. Space and plumbing for a washing machine. Space for a cooker with stainless steel cooker hood over. Continuation of wooden style flooring. Skirt boarding. Power points. Side aspect double glazed window.

Dining Space: Continuation of wooden style flooring. Rear and side aspect double glazed windows which enjoy surrounding coastal sea views. Rear aspect double glazed french doors providing access to the garden. Skirt boarding. Wall mounted radiator.

Lounge: Front aspect double glazed window. Feature side aspect glazed window. Continuation of wooden style flooring. Power points. Wall mounted radiator. Feature gas fire with surround. Telephone point. Glazed door returning to the hall.

Bedroom One

8' 3" x 11' 4" (2.51m x 3.45m)

Front aspect double glazed window. Wooden style flooring. Wall mounted radiator. Built in wardrobe. Power points,



Bedroom Two

8' 4" x 11' 6" (2.54m x 3.51m)

Front aspect double glazed window. Wooden style flooring.
Wall mounted radiator. Built in wardrobe. Power points,

Bathroom

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

Wc

Low level WC, skirt boarding. Rear aspect double glazed window.

Dining Room

11' 6" x 9' 4" (3.51m x 2.84m)

Continuation of wooden style flooring. Skirt boarding. Power points. Wall mounted boiler. Rear aspect double glazed french doors providing access to the garden. Thermostat. Stairs rise to the first floor. Door leading into: -

Second Kitchen

6' 6" x 11' 6" (1.98m x 3.51m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Side aspect double glazed window. Inset stainless steel sink and drainer units. Space for a gas cooker.
Door leading into the garage. Power points.

First Floor

Landing

Door leading into: -

Reception Room

12' 1" Max x 8' 7" narrowing to 6' 4" (3.68m Max x 2.62m narrowing to 1.93m)

Wooden style flooring. Wall mounted radiator. Power points.
Rear aspect double glazed window which enjoys sea views.
Door leading into: -

Inner Hall

Door leading into: -

Wet Room

Suite comprising shower area, low level WC and wash hand basin. Tiling. Inset spot lighting. Rear aspect double glazed window which enjoys sea views.

Bedroom Three

18' 6" x 9' 6" (5.64m x 2.90m)

Wooden style flooring. Wall mounted radiator. Power points.
Two front aspect Velux windows. Eaves storage.

Outside

Front Garden

Laid to lawn with a variety of planting and shrubs. Side pedestrian access.

Westerly Rear Garden

Initial paved area with lawned sections with a variety of planting.

Summer House

12' x 11' 6" (3.66m x 3.51m)

Garage

8' 5" x 16' 2" (2.57m x 4.93m)

Double wooden doors.

Driveway

Ample parking for several cars.









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: F Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WEY308688



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: WEY308688 - 0012