



Connells

Everest Road
Weymouth



Property Description

Welcome to 'Rosehill' a three bedroom detached family home situated in a popular residential area and close to reputable Primary and Senior Schools. The property enjoys Open Views towards Weymouth Bay and the Cliffs beyond. In addition to the three bedrooms the accommodation comprises; Lounge, Separate Dining Room, Modern Fitted Kitchen, Utility Room, Downstairs WC, Bathroom and benefits further from UPVC Double Glazing, Gas Central Heating, Brick Paviour Front Garden and Drive providing Off Road Parking and a good size Rear Garden.

Entrance

Glazed upvc door leading into: -

Porch

Part glazed door with decorative leaded pattern leading into:

Hall

Stairs leading to First Floor Landing with understairs recess with side aspect UPVC double glazed window with opaque glass, BT point, cupboard housing fuse box and electric meter, radiator, doors into:

Dining Room

13' 4" Max x 10' 3" (4.06m Max x 3.12m)

Front aspect UPVC double glazed bay window, chimney breast with alcoves to side, double radiator. Wood effect laminate flooring.

Living Room

13' 3" x 11' 9" (4.04m x 3.58m)

Rear aspect UPVC double glazed bay window enjoying open views towards Weymouth Bay and the cliffs beyond, chimney breast with alcoves to side, double radiator, BT and TV point, capped gas point.

Kitchen

12' 4" x 8' (3.76m x 2.44m)

Side aspect UPVC window, modern fitted kitchen comprising; a range of matching base and wall units with laminate worksurfaces and complementary tiling to all splashback areas, inset 1 bowl sink unit with space and plumbing below for washing machine, space for slot in cooker, radiator, ceramic tiled floor, part glazed door into:

Utility Room

7' 6" Max x 7' narrowing to 3' 8" (2.29m Max x 2.13m narrowing to 1.12m)

Front and rear aspect UPVC double glazed doors, ceramic tiled floor, door into:



Wc

Side aspect double glazed window with opaque glass, close coupled WC.

First Floor

Landing

Side aspect UPVC double glazed window enjoying open views towards Weymouth Bay and cliffs beyond, hatch to insulated loft space, built in airing cupboard housing 'Vaillant' combination gas boiler supplying hot water and central heating system, doors into:

Bedroom One

13' 4" x 13' 1" (4.06m x 3.99m)

Two front aspect UPVC double glazed windows, chimney breast with alcoves to side, double radiator

Bedroom Two

13' 2" x 9' 4" (4.01m x 2.84m)

Rear aspect UPVC double glazed window enjoying open views towards Weymouth Bay and cliffs beyond, chimney breast with alcoves to side, double radiator.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Side aspect UPVC double glazed window, radiator.

Bathroom

7' 4" x 5' (2.24m x 1.52m)

Side aspect UPVC double glazed window with opaque glass, white suite comprising; panelled bath with over bath adjustable shower and fixed rain head, glass bath screen, close coupled WC, pedestal wash handbasin, complementary tiling to all splashback areas, radiator.

Outside

Front Garden

Laid to brick paviour with restricted side access to:

Rear Garden

Raised decked area and brick paviour patio with steps leading to garden which is fence enclosed and mainly laid to lawn with mature shrub borders, further paved area leads to a door giving access to under house storage area, shed to rear of garden.

Parking

Brick paviour drive provides off road parking.









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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EPC Rating: D

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Tenure: Freehold



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Property Ref: WEY309090 - 0004