



Connells

Briar Close
Weymouth



Property Description

This property is situated in a quiet and sought after residential area of Weymouth. It is sited on a large plot that offers scope to extend and also the erection of a garage on the front garden could be considered.

Approaching the property this enviable plot and position can be appreciated with well impressive sized gardens, plus large block paved driveway.

Entering the property there is an initial entrance porch with hallway leading through to the accommodation. The large lounge/diner offers a great light and airy space with a pleasant Southerly aspect.

The modern fitted kitchen is a surprisingly good size with a great selection of eye and base level units with some built in appliances and space for white goods.

The three bedrooms are all a fair size, two bedrooms enjoying views over the rear garden. Finishing the accommodation is the bathroom which has a selection of tiling, fitted panelled bath with vanity unit and w/c.

The generous sized corner plot is mostly laid to lawn with a range of shrubs, bushes and raised flower beds, fencing also compliment this mature garden. A block paved driveway provides ample off road parking.

Entrance

Upvc glazed door leading into: -

Hallway

Newly fitted carpet. Wall mounted radiator. Skirt boarding. Rear aspect double glazed upvc door providing access to the rear garden. Inset spot lighting. Door leading into: -

Bedroom Three

18' 4" x 8' 4" (5.59m x 2.54m)

Front aspect double glazed window which enjoys a Southerly aspect. Side aspect double glazed window. Newly fitted carpet. Wall mounted radiator. Skirt boarding. Power points.

Inner Hall

Newly fitted carpet. Wall mounted radiator. Airing cupboard housing new boiler with 5 year guarantee and burglar alarm controls. Loft access. Skirt boarding. Door leading into:

Lounge

10' 9" x 19' 4" (3.28m x 5.89m)

Front aspect double glazed bay window which enjoys a southerly aspect. Skirt boarding. Feature fireplace with surround. Wall mounted radiator. Television point. Thermostat. Power points. Newly fitted carpet. Wi-Fi connection point.

Kitchen

9' 9" x 8' 7" (2.97m x 2.62m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurface over. Inset stainless steel sink and drainer unit. Tiling. Space and plumbing for a washing machine. Induction hob with oven and cooker hood over. Ceramic flooring. Skirt boarding. Front aspect double glazed window which enjoys a southerly aspect. Space for a fridge freezer. Mini breakfast bar.

Bedroom One

11' x 13' 9" (3.35m x 4.19m)

Rear aspect double glazed window which enjoys views over the garden. Skirt boarding. Wall mounted radiator. Power points. Newly fitted carpet.

Bedroom Two

10' x 8' 8" (3.05m x 2.64m)

Rear aspect double glazed window which enjoys views over the garden. Skirt boarding. Wall mounted radiator. Power points. Newly fitted carpet.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with shower attachment over. Tiling. Side aspect double glazed window. Heated towel rail.

Outside

Front Garden

A block paved driveway provides ample off road parking. Lawned area with a variety of planting and shrubs with enjoys a Southerly aspect. Gravel hard standing for additional parking.

Rear Garden

The generous sized plot mostly laid to lawn with a range of shrubs, bushes and raised flower beds. Small trees also compliment this mature garden.









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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84 St. Thomas Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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