





### Property Description

Connells Estate Agents, Weymouth are pleased to bring to the market a well presented THREE DOUBLE BEDROOM home situated on Penny Street. The property in brief comprises of: Entrance Hall, open plan living/dining room, kitchen, three double bedrooms and downstairs family bathroom. Outside the property enjoys an enclosed courtyard,

### Entrance

Wooden door to front

### Entrance Hallway

Fuse box, coat rack, and stairs to first floor.

### Open Plan Living

13' 2" max x 21' 3" max (4.01m max x 6.48m max)

### Lounge

Double glazed window to front, feature fireplace, television point, power points, and wall mounted radiator. Skirt boarding. Dado rails.

### Dining Room

Double glazed window to rear, carpeted, understairs storage, power points and wall mounted radiator. Skirt boarding. Dado rails.

### Kitchen

6' 2" x 9' 3" (1.88m x 2.82m)  
Double glazed window to side. Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with a single bowl sink drainer, space and plumbing for washing machine, electric oven with gas hob and cooker hood over, power points and door to rear garden.

### Bathroom

Suite comprising with panel enclosed bath with shower over and shower screen, WC and wash hand basin, and tiled flooring. Double glazed opaque window to side.

### First Floor

### Landing

Stairs from ground floor, loft access, doors leading to: -



### **Bedroom One**

13' 2" x 10' (4.01m x 3.05m)

Double glazed window to front, television point, wall mounted radiator, carpeted, built in cupboard, and smoke alarm.

### **Bedroom Two**

7' 8" x 10' 8" max (2.34m x 3.25m max)

Double glazed window to rear, wall mounted radiator, power points, and carpeted. Storage cupboard.

### **Bedroom Three**

6' 4" x 9' 4" max (1.93m x 2.84m max)

Double glazed window to side, wall mounted boiler, wall mounted radiator and carpeted.

## **Outside**

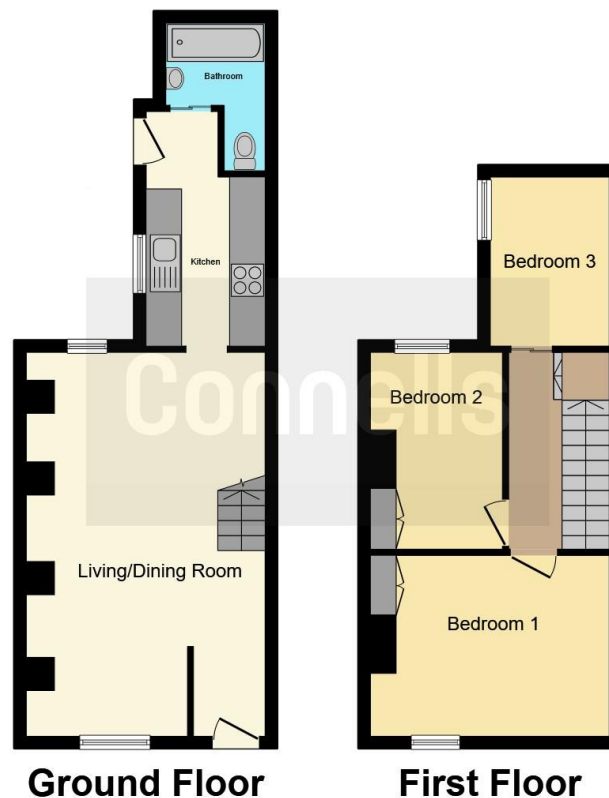
### **Rear Courtyard**

Fully enclosed rear courtyard, which is laid to Astro turf, with a variety of planting and enjoys space for seating in those summer evenings.









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)

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

Tenure: Freehold

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