



Connells

Verlands Road
Preston Weymouth



Property Description

Entrance to the property is gained via a hallway which sets the tone for the rest of the property with light and spacious accommodation, stairs rise to the first floor.

The kitchen is well appointed with a range of wall and base level units with work surfaces over. There is a stainless-steel sink & drainer with mixer tap, electric oven and four ring electric hob with extractor over. Space is provided for further appliances. A door leads into the conservatory which offers additional living accommodation and a pleasant outlook on to the garden. There is a ground floor wc.

On the first floor there are three double bedrooms offering either a front or rear aspect. Also situated on the first floor is the family bathroom, fitted with a suite comprising a shower cubicle, low level WC and a wash hand basin with storage beneath.

Externally the property enjoys hard standing that provides off road parking and leads to a garage with power and light. To the rear of the property there is enclosed garden that is laid to patio with a wide selection of mature plants, trees and shrubs.

Entrance Porch

Two windows to front, door to entrance porch.

Entrance Hall

Wall mounted radiator, wooden style flooring, stairs to first floor and doors leading to: -

Lounge

19' 5" x 13' (5.92m x 3.96m)

Front aspect double glazed window. Wall mounted radiator. Coving. Skirt boarding. Power points. Television point. Feature fireplace.

Dining Room

11' 7" x 13' 4" (3.53m x 4.06m)

L Shaped Room

Two side aspect glazed windows. Rear aspect double glazed patio doors providing access to the garden. Carpeted. Wall mounted radiator. Power points. Coving. Skirt boarding.

Kitchen

16' 1" max x 10' (4.90m max x 3.05m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel one and a half bowl sink drainer with wooden worksurfaces over. Four ring Lamona gas hob with stainless steel cooker over and fitted Beko oven. Inset spot lighting. Wall mounted chrome heated towel rail. Two rear aspect glazed windows. Side aspect glazed window. Thermostat. Rear aspect glazed wooden door leading into: -



Inner Hall

Tiled flooring. Glazed door leading into: -

Cloakroom

Suite comprising low level WC and wash hand basin. Side aspect glazed window. Tiled flooring.

Conservatory

11' x 7' 3" max (3.35m x 2.21m max)

Wooden construction, power points, storage cupboard and door to garden

First Floor

Landing

Carpeted. Power points. Loft access. Door leading into: -

Bedroom One

11' 1" max x 10' 6" max (3.38m max x 3.20m max)

Front aspect double glazed window which enjoys surrounding countryside. Wall mounted radiator. Skirt boarding. Power points. Fitted wardrobes.

Bedroom Two

9' 4" x 11' 7" max (2.84m x 3.53m max)

Rear aspect double glazed window which enjoys surrounding countryside. Wall mounted radiator. Skirt boarding. Power points. Fitted wardrobes.

Bedroom Three

8' 1" x 9' 1" (2.46m x 2.77m)

Front aspect double glazed window which enjoys surrounding countryside. Wall mounted radiator. Skirt boarding. Power points.

Shower Room

Suite comprising shower cubicle, low level wc, vanity unit with sink and storage cupboards, extractor fan, tiled flooring and opaque window to rear. Wall mounted chrome heated towel rail.

Outside

Front Garden

Paved driveway with brick wall, flower beds and gated access to rear garden.

Rear Garden

Fully enclosed rear garden with patio area, mature trees and shrubs.

Garage

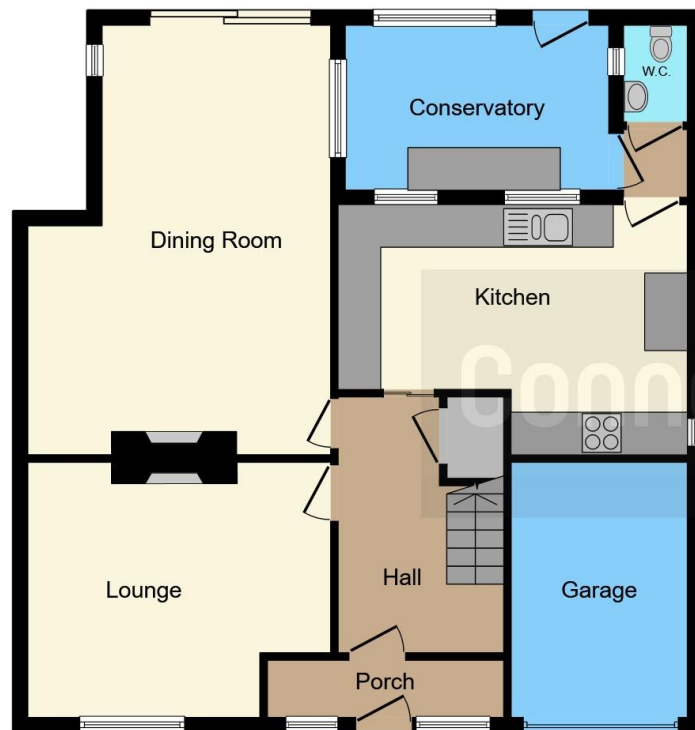
8' 10" x 11' 7" (2.69m x 3.53m)

Double garage doors with power and lighting.









Ground Floor



First Floor

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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 Band: D

Tenure: Freehold

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