



Connells

Carlton Road South
Weymouth



Property Description

An extended period detached house situated within a few hundred yards of the beach and the delightful Greenhill Gardens.

Constructed in the late 1890's with brick elevations under a slate roof, the property offers a host of character features typical of its age and type including period fireplaces, high ceilings and bay windows.

The spacious and flexible interior is ideal for a large or extended family as well as potential for Guest House or bed and breakfast accommodation.

Internally, the property boasts superb presentation throughout including spacious kitchen and bathroom suites and upgraded gas central heating.

On the ground floor, an entrance porch with original leaded light stained glass windows leads into a hallway and cloakroom. There are 4 reception rooms and a fully fitted kitchen with a range of wall and floor cupboards, integrated dishwasher, fridge and freezer and freestanding range cooker with electric oven, 5 ring gas hob and space for additional appliances.

On the first floor an original stained glass window is a particular feature with the landing having stairs to the second floor and doors to 3 bedrooms with newly fitted en-suite shower room to the main bedroom and a spacious family bathroom with panelled bath and separate walk in shower.

Outside concrete hardstanding to the front provides off road parking. The rear garden enjoys a south facing aspect & is laid to lawn with apple trees and laid patio.

Entrance

Side aspect door. Feature period glazed windows. Door leading into:

Entrance Porch

Glazed wooden door leading into: -

Entrance Hall

Wooden style flooring. Wall mounted radiator. Stairs rise to the first floor. Power points. Period coving. Period skirt boarding. Door leading into: -

Cloakroom

Side aspect double glazed window. Low level WC and wash hand basin. Tiling. Extractor fan.

Sitting Room

17' x 13' (5.18m x 3.96m)

Front aspect double glazed sash bay window with fitted shutters. Carpeted. Period skirt boarding. Period coving. Power points. Feature wood burner. Wall mounted radiators.

Study

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

Front aspect double glazed window with fitted shutters. Carpeted. Period skirt boarding. Period coving. Power points. Wall mounted radiator.

Sitting Room

10' 7" x 12' 1" (3.23m x 3.68m)

Side aspect double glazed box bay window with fitted shutters. Carpeted. Period skirt boarding. Period coving. Power points. Television point. Feature wood burner. Wall mounted radiators. Continuation of wooden style flooring. Arch leading into: -

Dining Room

13' 7" x 9' 3" (4.14m x 2.82m)

Side aspect double glazed box window. Carpeted. Period skirt boarding. Power points. Feature wood burner. Wall mounted radiator. Continuation of wooden style flooring.

Kitchen / Breakfast Room

13' 1" x 13' 6" (3.99m x 4.11m)

Fully fitted kitchen with a range of wall and base units with wooden worksurfaces over. Five ring gas hob with cooker hood over. Ceramic sink and drainer unit. Integral dishwasher. Integral fridge and freezer. Space and plumbing for a washing machine. Tiling. Feature skylight. Continuation of wooden style flooring. Inset spot lighting. Brushed chrome power points. Two rear aspect double glazed windows. Rear aspect double glazed upvc door providing access to the garden.

First Floor Landing

Feature side aspect glazed window. Carpeted. Stairs rise to the second floor. Thermostat. Door leading into: -

Bedroom One

10' 2" x 13' 7" (3.10m x 4.14m)

Rear aspect double glazed window. Carpeted. Period skirt boarding. Power points. Wall mounted radiator. Door leading into: -

En Suite

Suite comprising shower unit, low level wc and wash hand basin. Tiling. Side aspect double glazed window. Wall mounted chrome heated towel rail. Extractor fan.

Bedroom Two

17' x 12' 9" (5.18m x 3.89m)

Front aspect double glazed sash bay window with fitted shutters. Carpeted. Period skirt boarding. Period coving. Power points. Wall mounted radiators.

Bedroom Four

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

Front aspect double glazed window with fitted shutters. Carpeted. Period skirt boarding. Power points. Wall mounted radiator. Feature fireplace.

Bathroom

Impressive suite comprising double shower unit, panelled bath and vanity wash hand basin. Wall mounted heated towel rail. Inset spot lighting. Airing cupboard. Extractor fan. Rear aspect double glazed window. Two side aspect double glazed windows.

Second Floor Landing

Carpeted. Side aspect double glazed window. Power points. Thermostat. Loft access. Door leading into: -

Bedroom Three

17' x 12' 9" (5.18m x 3.89m)

Front aspect double glazed window with fitted shutters. Carpeted. Period skirt boarding. Feature fireplace. Power points. Wall mounted radiator.

Bedroom Five

13' 8" x 10' 3" (4.17m x 3.12m)

Rear aspect double glazed window. Carpeted. Period skirt boarding. Power points. Wall mounted radiator.

Bedroom Six

12' 5" x 8' 5" (3.78m x 2.57m)

Side aspect double glazed window. Carpeted. Period skirt boarding. Feature fireplace. Power points. Wall mounted radiator.

Bathroom

Impressive suite comprising panelled bath and vanity wash hand basin. Wall mounted chrome heated towel rail. Inset spot lighting. Extractor fan. Rear aspect double glazed velux window. Eaves storage.

Outside

Driveway

Ample parking for several vehicles.

Southerly Rear Garden

The rear garden enjoys a south facing aspect & is laid to lawn with apple trees and laid patio.

Garage

16' 3" x 8' 5" (4.95m x 2.57m)

Up and over door. Power. Lighting.









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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