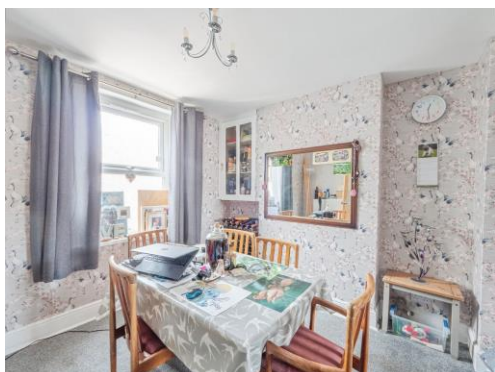




Connells

High Street
Wyke Regis Weymouth



Property Description

As you step inside this charming cottage you enter a hallway, leading into the spacious dining room & living room.

The modern fitted kitchen complements the property well with a selection of high gloss eye and base level units, built in oven, inset hob with space for white goods, finished off with decorative tiling.

To the first floor are two double bedrooms and bathroom. The principal bedroom is located at the front which is a great size double bedroom with two front aspect double glazed windows. Bedroom two is located to the rear aspect with views over the garden. Finishing the accommodation is the bathroom comprising shower unit, wash hand basin and w/c.

To the rear is a pleasant South Easterly facing garden mainly lawned with patio areas, also boasts a recently wooden structure bar and store room.

Entrance

Glazed upvc door leading into: -

Hallway

Stairs rise to the first floor. Door leading into: -

Dining Room

10' x 10' (3.05m x 3.05m)

Front aspect double glazed window. Wall mounted radiator. Carpeted. Coving. Skirt boarding. Power points. Arch leading into: -

Living Room

9' 6" x 9' 1" (2.90m x 2.77m)

Rear aspect double glazed window. Wall mounted radiator. Power points. Television point. Opening leading into: -

Kitchen

6' 1" x 14' (1.85m x 4.27m)

Fully fitted kitchen with a range of high gloss wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit. Fitted gas cooker, Inset four ring gas hob with stainless cooker hood over. Space and plumbing for a washing machine. Inset spot lighting. Space for an upright fridge freezer. Understairs storage cupboard. Rear aspect double glazed window. Side aspect double glazed window. Side aspect double glazed upvc door providing access to the garden.

First Floor

Landing

Carpeted. Above stairs storage cupboard. Power points. Doors leading into: -

Bedroom One

9' 11" x 14' (3.02m x 4.27m)

Two front aspect double glazed windows. Carpeted. Skirt boarding. Wall mounted radiator. Power points.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)

Rear aspect double glazed window enjoying views over the garden. Carpeted. Skirt boarding. Wall mounted radiator. Power points.

Bathroom

Suite comprising shower with glass screen, low level Wc and wash hand basin. Wall mounted heated towel rail. Extractor fan. Tiling. Rear aspect double glazed opaque window. Cupboard housing newly fitted boiler. Loft access.

Outside

Rear Garden

Fully walled enclosed garden with paved and lawned areas, with a variety of planting. Water supply.

Timber Store/Bar

Timber construction store used for storage and a bar. Power points. 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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: G Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309318



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY309318 - 0011