



Connells

Doncaster Road
Weymouth



Property Description

On the ground floor a reception hallway with doors to the lounge and dining room. The lounge is situated to the rear of the property with large double glazed patio doors offering attractive views over and access conservatory. The dining room can be found to the front of the property with a large double glazed window providing good natural light. A doorway at the rear leads to the kitchen. The kitchen is spacious and fitted with a good range of matching eye level and base units and a large storage cupboard with space and plumbing for additional kitchen appliances.

Finally, the Utility room completes the downstairs accommodation, with access in the rear garden.

The first floor offers two good size bedrooms, family bathroom and separate WC. Bedrooms one and two are situated to the rear of the property with views over the southerly rear garden.

Lastly, the second floor welcomes bedrooms three & four with eaves storage.

Externally this property boasts a generous driveway for multiple vehicles & a substantial southerly rear garden all to enjoy.

Entrance

Composite glazed door leading into: -

Hallway

Tiled floor. Radiator. Storage cupboard. Stairs rise to the first floor. Door leading into: -

Lounge

12' 9" max x 10' 9" max (3.89m max x 3.28m max)

Wooden style flooring. Coving. Wall mounted radiator. Power points. Television point. Rear aspect double glazed window. Rear aspect glazed doors to conservatory.

Conservatory

11' 1" x 5' 4" (3.38m x 1.63m)

Doors to rear

Dining Area

9' x 8' 8" (2.74m x 2.64m)

Front aspect double glazed window. Wall mounted radiator. Power points Continuation of tiled floor from hallway. Arch to:

Kitchen

10' x 9' (3.05m x 2.74m)

Fully fitted kitchen with a range of wall and floor units with work surfaces over, inset sink ceramic unit, cooker and hob. Space for fridge/freezer. Space and plumbing for a dishwasher. Upvc double glazed window to side. Tiling. Door leading into: -

Second Floor

Utility

16' 6" max x 8' 8" max (5.03m max x 2.64m max)

Work surface. Plumbing for washing machine, Windows to side and one to rear. Tiled floor. Door leading to the rear garden.

First Floor

Landing

Upvc double glazed window to front. Stairs to second floor. Doors to all rooms.

Bedroom One

13' 1" max x 11' (3.99m max x 3.35m)

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

Bedroom Two

13' 2" max x 9' max (4.01m max x 2.74m max)

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

Wc

Low level WC. Tiling. Upvc double glazed window to front.

Shower Room

Shower cubicle, wash hand basin with cupboard below. Upvc double glazed window to side. Heated towel rail.

Landing

Upvc double glazed window to rear.

Bedroom Three

12' 8" max x 9' max (3.86m max x 2.74m max)

Some restricted head height.

Roof window, radiator. Upvc double glazed window to rear.

Bedroom Four

12' 8" max x 8' 4" max (3.86m max x 2.54m max)

Some restricted head height.

Roof window, radiator. Upvc double glazed window to rear.

Outside

There is hardstanding providing off street parking. To the rear is an enclosed garden laid mainly to lawn with an initial patio area, further decked area.

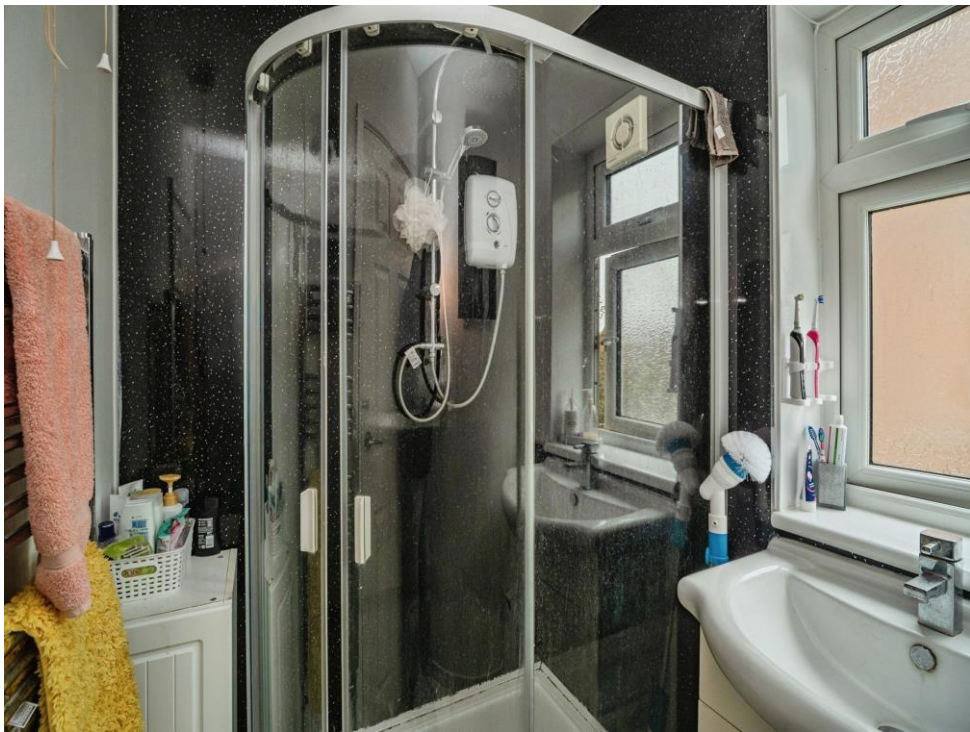
Driveway

Ample parking for several cars. Gated access to the garden.

Southerly Rear Garden

The delightful rear garden benefits from a patio area adjacent to the property offering an ideal seating area overlooking a level garden which is predominately laid to lawn with a decked area and fully enclosed by fencing.

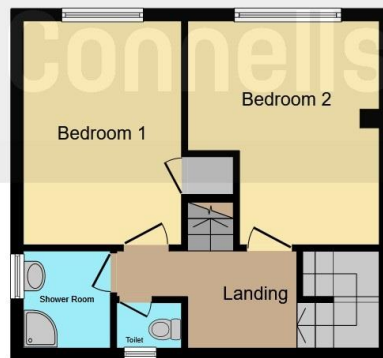




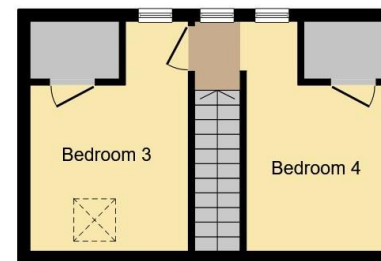




Ground Floor



First Floor



Second 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

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: C Council Tax
 Band: B

Tenure: Freehold

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