





Property Description

Entering the property a hallway leads to the lounge, dining room and stairs which rise to the upper floor. The lounge is a good size with ample floor space for a range of furniture. The dining room is a great space with plenty of room for a dining table and chairs: with additional storage under the stairs available. The kitchen is styled to a clean, modern decor with the benefit of an integrated oven and four ring gas hob, a range of eye level and base units, ample work surface and plumbing for a washing machine. Access to the rear garden is made from here. The bathroom rounds off the ground floor comprising a shower cubicle, bath, vanity wash hand basin and W.C.

Ascending to the upper floor there are two double bedrooms. The principal bedroom is a generous space with plenty of room for a range of furniture. Bedroom two is a good size benefiting built in storage over the stairs.

A courtyard garden with a storage shed and rear access finishes the property.

Entrance

Composite glazed door into: -

Hallway

Wooden style flooring. Wall mounted radiator. Skirt boarding. Consumer unit. Gas meter. Stairs rise to the first floor. Door leading into: -

Living Room

9' 8" x 10' 2" (2.95m x 3.10m)

Front aspect double glazed window. Continuation of wooden style flooring. Wall mounted radiator. Skirt boarding. Power points. Television point.

Dining Room

13' 1" x 9' 4" (3.99m x 2.84m)

Rear aspect double glazed window. Continuation of wooden style flooring. Wall mounted radiator. Skirt boarding. Power points. Understairs storage cupboard.

Kitchen

10' 4" x 6' 1" (3.15m x 1.85m)

Fully fitted kitchen with a range of wall and base units with worksurafces over. Inset stainless steel sink and drainer unit. Four ring gas hob and electric oven, Space and plumbing for a washing machine. Space for a undercounter fridge/freezer. Tiling. Wall mounted radiator. Side aspect double glazed window. Side aspect double glazed upvc door providing access to the garden. Door leading into: -



Bathroom

12' 2" x 5' 5" (3.71m x 1.65m)

Suite comprising panelled bath with mixer taps, low level WC, vanity wash hand basin and shower unit. Tiled flooring. Part tiled walls. Extractor fan. Rear aspect double glazed window. Wall mounted radiator.

First Floor

Landing

Carpeted. Loft access. Door leading into: -

Bedroom One

13' x 10' 3" (3.96m x 3.12m)

Front aspect double glazed window. Carpeted. Skirt boarding. Wall mounted radiator. Power points. Television point.

Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Wall mounted radiator. Power points. Storage cupboard.

Outside

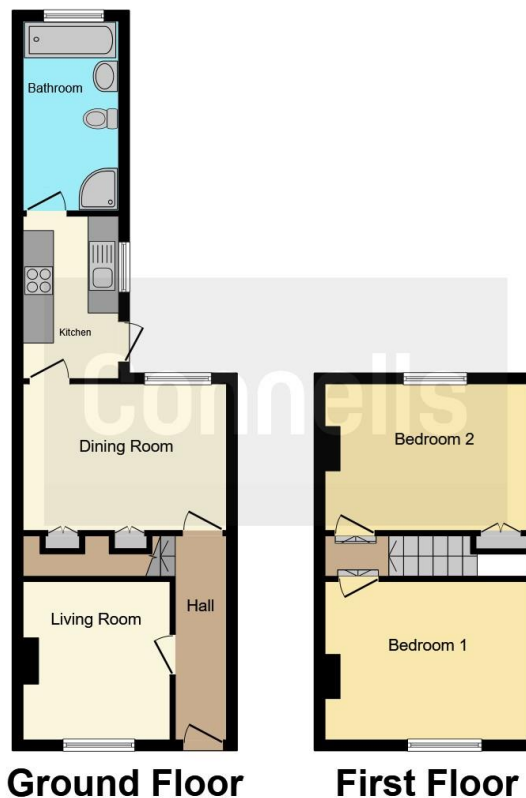
Southerly Rear Garden

Low maintenance fully enclosed courtyard garden which enjoys a Southerly aspect. Rear pedestrian gated access.









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

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 WEYMOUTH DT4 8EN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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