



Connells

Faversham
Weymouth



Property Description

This excellent family home is situated approximately one mile from Weymouth Town Centre and offers a wealth of potential for development, given its desirable corner plot. Southill benefits from a convenience store, local pub and takeaways. Radipole Nature Reserve is a short stroll away, where a level walk can be enjoyed into the town centre.

The property is approached via the driveway with access into a glazed porch. The front door leads into a hallway with stairs to the first floor, a wet room and access into the living room, dining space and kitchen.

The living/ dining area enjoys dual aspect windows creating an excellent family space.

Ascending to the first floor, the landing provides access into the three bedrooms and family bathroom. All bedrooms are doubles in size and benefit from fitted wardrobes.

Outside is a wraparound garden enjoying predominantly a south-westerly aspect. The garden is mainly lawned with a range of mature planting and shrubs.

Entrance

Double-glazed obscured UPVC door into:-

Hallway

The space features stairs rising to the first floor, a cupboard housing meters, ceiling lighting, and access into the Wet Room. A door leads through into the living room.

Living/ Dining Room

19' 10" narrowing to 9' 8" x 17' (6.05m narrowing to 2.95m x 5.18m)

A generously sized, L-shaped dual-aspect living space with a large front-facing window and double-glazed sliding doors opening onto the rear garden. The room benefits from ceiling lighting, power points, a gas fireplace, a useful storage cupboard, and a door into the kitchen.

Kitchen

11' 6" x 7' (3.51m x 2.13m)

Located at the rear of the property. It is fitted with a range of eye and base level units, space for white goods, an oven with extractor above, and a stainless steel one-and-a-half sink with drainer and mixer tap. With a door leading back into the Utility Room, workshop and garage.

Utility Room

12' 3" x 3' 8" (3.73m x 1.12m)

Space for white goods. Power and lighting.

Porch/ Workshop

12' x 7' 5" (3.66m x 2.26m)

Power points. Tiled flooring. Side aspect double glazed door providing access to the rear garden. Door leading into the garage.

Wet Room

Comprising a low-level WC, Shower, hand wash basin with stainless taps, internal obscured glazed window, and ceiling lighting.

First Floor

Landing

A spacious landing with ceiling lighting, loft access via hatch, power points, and a large, shelved storage cupboard housing boiler. Doors provide access to all bedrooms and the bathroom.

Bedroom One

9' 4" narrowing to 5' 6" x 13' 1" Max (2.84m narrowing to 1.68m x 3.99m)

A bright and spacious front aspect double bedroom with two double-glazed windows. The room includes ceiling lighting, power points, and built-in wardrobes with mirrored sliding doors.

Bedroom Two

10' 2" Plus Recess x 10' (3.10m Plus Recess x 3.05m)

A good-sized rear-aspect double bedroom with a double-glazed window, ceiling lighting, power points, and built-in wardrobe space with sliding doors.

Bedroom Three

7' x 8' 1 (2.13m x 2.44m 1)

A front-aspect single bedroom with a double-glazed window, ceiling lighting, and a built-in storage cupboard with shelving.

Bathroom

A partially tiled, rear-aspect bathroom with obscured double-glazed window, low-level WC, hand wash basin with stainless taps, extractor fan, ceiling lighting, and a full-length bathtub with stainless steel mixer tap and handheld shower attachment.

Outside

Wrap Around Garden

A generous garden enclosed partly by a brick wall, mainly laid to lawn with a concrete pathway leading to the front door. The space is complemented by established shrubs.

Rear Garden

A pleasant, brick wall-enclosed garden with lawn, patio, and concrete-laid sections. It provides access to the garage via obscured sliding doors, as well as access into the living room. Gated access to the front garden.

Driveway

Ample off road parking.

Garage

8' 6" x 8' 8" (2.59m x 2.64m)

Up and over electric door. Power and lighting.

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









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

84 St. Thomas Street
WEYMOUTH DT4 8EN

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Band: C

Tenure: Freehold

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