



**The Rise, Weymouth DT4 0TB**

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## **The Rise, Weymouth**

Offered with no forward chain is this three bedroom semi-detached family home located within the popular location of Southill. The property is very well presented throughout and boasts a Southerly facing mature rear garden, off road parking, lounge/diner and a conservatory. Viewing is a must.



### **Entrance**

Access into the property is via a front aspect double glazed sliding patio door leading into a porch.

### **Porch**

Dual aspect double glazed windows and a double glazed door leading into the hallway.

### **Hallway**

Stairs rise to the first floor and a wall mounted electric storage heater. Doors lead to the cloakroom, kitchen and lounge/diner.

### **Cloakroom**

Side aspect double glazed window, WC and a wall mounted corner wash hand basin.

### **Lounge / Diner**

Irregular Shaped Room 19' 1" Max x 16' 7" Max ( 5.82m Max x 5.05m)

L-Shaped room offering a front aspect double glazed window, rear aspect windows and door leading into the conservatory, open fire with back boiler, wall mounted electric storage heater, wall mounted electric heater and a door leads through to the kitchen.

### **Kitchen**

12' x 8' 3" ( 3.66m x 2.51m )

Rear aspect double glazed window, rear aspect double glazed door leading out onto the garden, built in under stair storage cupboard, fitted kitchen comprising a range of eye and base level units with work surfaces over and space and plumbing for kitchen appliances.

### **Conservatory**

10' 3" x 7' 8" ( 3.12m x 2.34m )

Dual aspect double glazed windows, side aspect double glazed French Doors leading out onto the garden, power points and wall lighting.

### **First Floor Landing**

Split level landing offering a rear aspect double glazed window, loft access via a hatch and a built in

airing cupboard. Doors lead to the three bedrooms and bathroom.

### **Bedroom 1**

12' 5" x 10' 3" ( 3.78m x 3.12m )

Front aspect double glazed window.

### **Bedroom 2**

10' 2" x 9' ( 3.10m x 2.74m )

Front aspect double glazed window and built in wardrobes.

### **Bedroom 3**

8' 7" x 7' 8" ( 2.62m x 2.34m )

Rear aspect double glazed window and a built in cupboard.

### **Bathroom**

6' 9" x 5' 5" ( 2.06m x 1.65m )

Rear aspect double glazed window, panel enclosed bath with shower attachment over, WC, wash hand basin and a wall mounted towel rail heater.

### **Outside**

This beautiful mature Southerly facing rear garden is mainly laid to lawn with various planted shrubs, trees and planted borders. There is a path leading to a summerhouse and further garden. There is gated side access, brick built storage shed and water supply. The front garden is hedge enclosed and laid to lawn. There is a driveway providing off road parking.

### **Location**

The property sits within a popular residential road within Southill which is ideally situated close to good primary and secondary schools. There are local amenities including a convenience store just a short stroll away.

### **Agents Note**

The heating and water is operated by electric, there is a gas pipe running into the property which has been capped off.



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## The Rise, Weymouth

- Three Bedroom Semi-Detached Family Home
- Requires Internal Updating
- Large Southerly Facing Rear Garden
- Off Road Parking
- Lounge/Diner

Tenure: Freehold EPC Rating: Awaited

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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WMT106190 - 0003

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