



**Melcombe Avenue, Weymouth, DT4 7TH**



**welcome to**

**Melcombe Avenue, Weymouth**

Fox & Sons are proud to bring to the market this delightful, detached house, situated in the sought after location of Greenhill. Only a short walk away from the beach, the property offers a generous lounge, study, dining room, kitchen/breakfast room and four double bedrooms. Early viewings advised.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Cloakroom**

**Hallway**

**Living Room**

Irregular Shaped Room 13' 11" max x 13' max ( 4.24m max x 3.96m)

**Front Porch**

**Study**

Irregular Shaped Room 14' max x 13' into bay ( 4.27m max x 3.96m)

**Dining Room**

10' 6" x 9' 4" ( 3.20m x 2.84m )

**Kitchen/Breakfast Room**

11' 5" max x 10' 4" ( 3.48m max x 3.15m )

**Utility Room**

10' 4" x 6' 7" max ( 3.15m x 2.01m max )

**Lean To**

**Downstairs Wc**

**Landing**

**Bedroom 1**

Irregular Shaped Room 13' 11" max x 13' 2" max ( 4.24m max x 4.01m)

**Bedroom 2**

Irregular Shaped Room 13' 2" max x 12' 4" plus wardrobes ( 4.01m max x 3.76m)

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](http://www.focalagent.com)

welcome to

## Melcombe Avenue, Weymouth

- Substantial, detached family home
- Moments from beaches & amenities
- Multiple reception rooms
- Four / five bedrooms
- Garage & driveway

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

offers in the region of

**£745,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WMT106617](https://fox-and-sons.co.uk/Property/WMT106617)



Property Ref:  
WMT106617 - 0014

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fox & sons



**01305 783488**



[Weymouth@fox-and-sons.co.uk](mailto:Weymouth@fox-and-sons.co.uk)



31 St. Thomas Street, WEYMOUTH, Dorset, DT4 8EJ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**