



Brisbane Road , Weymouth DT3 6RB

- Modern really large extended home
 - Separate Lounge
- Two generous double bedrooms
 - Cloakroom
- Easy access to Weymouth and Dorchester
- Two bedrooms (easy to make 3rd bedroom)
 - Contemporary shower room
 - Substantial Storage
 - Landscaped rear garden
 - Priced to sell

Offers In Excess Of £220,000 Freehold



Entrance

Via front aspect door leading to hallway.

Hallway

Cupboard housing meters and fuse board, wall mounted radiator, open staircase potential for storage, opening leading to lounge, door leading to cloakroom and door leading to kitchen/diner.

Lounge

11' 2" x 12' 10"

Front aspect room with double glazed window overlooking front garden, fireplace with wooden surround, TV point, BT point, ceiling light, power points.



Kitchen/Diner

17' 9" x 22' 4"

Rear aspect room with double glazed window and double glazed French doors leading to rear garden, two large Velux windows, range of eye and base level units with works surfaces, space for washing machine, integrated dishwasher, integrated fridge freezer, larder cupboard, wine rack, four ring induction hob with extractor fan over, spotlights throughout, built in storage cupboard with shelving.

Cloakroom

Low level WC, vanity wash hand basin, heated towel rail.

First floor landing

Stairs via hallway, loft hatch to foam insulated loft space, thermostat, built in cupboards with shelving, doors leading to:

Bedroom one

17' 9" x 11' 10"

Front aspect room with double glazed window with hillside views, wall mounted radiator, power points, ceiling light.

Bedroom two

11' 6" x 13' 9"

Rear aspect room with double glazed window overlooking rear garden, wall mounted radiator, power points, ceiling light.

Shower room

Rear aspect room with obscured double glazed window, modern fitted shower with glass screen and wall niche with tiling, low level WC, vanity wash hand basin, LED bathroom mirror, heated towel rail.

Front of property

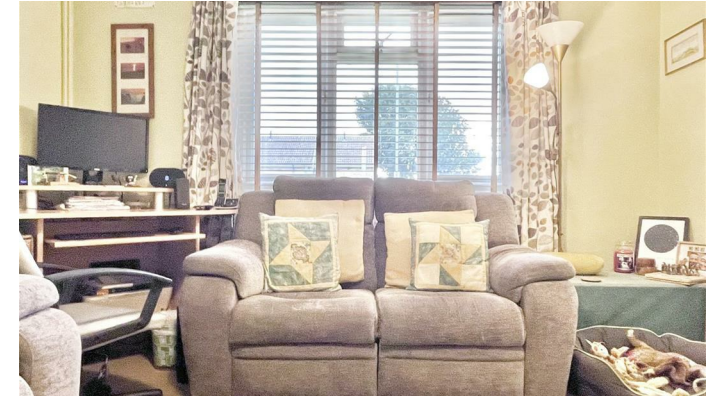
Fully fence enclosed with gated access, mostly laid to lawn with pathway leading to front door.

Rear Garden

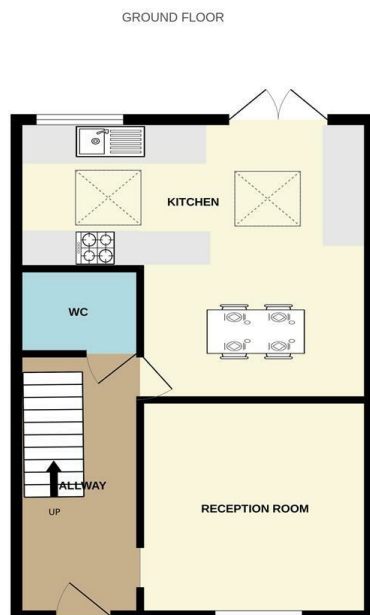
Fully fence enclosed with laid to lawn and patio area and flower boarder, rear gated access leading to parking area.

Parking

There is private parking for residents and visitors situated to the rear of the property. There is also on street parking available.



Local Authority
Council Tax Band B
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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