



## Faircross Avenue , Weymouth DT4 0DD

- 5 Bedroom Family Home
- large Kitchen / Diner
- Sea Views
- 1 bedroom multi-storey Annex
- 2 Balconys
- Low maintenance rear garden

**Offers In The Region Of £599,900 Freehold**







#### Entrance

Double glazed door leading to:

#### Porch

2'4" x 6'0"

Front aspect double glazed windows, tiled flooring, double glazed door leading to:

#### Inner Hallway

Side aspect double glazed window, stairs leading to the first floor, under stairs storage, radiator, power points, wooden flooring, doors leading to:

#### W.C

Under stairs W.C with side aspect double glazed obscured window, low level WC, corner hand wash basin, wooden flooring.

#### Lounge

11'5" x 13'5"

Front aspect double glazed bayed window, radiator, power points, brick fireplace with wooden mantle piece, wooden flooring.

#### Kitchen/Diner

23'3" x 19'8"

Diner.

Wooden flooring through out with rear aspect double glazed sliding doors leading to the rear garden, power points and radiator.

#### Kitchen.

Dual aspect double glazed windows along with double glazed door leading to the rear garden, range of eye and base level units with work surfaces over, partially tiled, power points, 1 1/2 ceramic sink with draining board and stainless steel taps, space for free standing fridge/freezer, space for washing machine, space for dishwasher, with range master oven and extractor fan overhead, wall mounted Worcester boiler.





### First Floor Landing

Stairs leading from the ground floor and stairs leading to the second floor, side aspect double glazed window, doors leading to:

#### Bedroom One

11'5" x 15'5"

Front aspect double glazed bayed window with sea views, radiator, power points.

#### Bedroom Two

10'2" x 13'9"

Rear aspect double glazed doors leading to private balcony, radiator, power points.

#### Balcony

Private balcony with railings overlooking the rear garden.

#### Bedroom Three

6'10" x 10'2"

Front aspect double glazed window with sea views, radiator, power points.

#### Bathroom

Rear aspect double glazed obscured window, built in hand wash basin with storage, corner bath with shower overhead, extractor fan, partially tiled, heated towel rail.

#### WC

Separate low level WC with side aspect glazed obscured window.

### Second Floor Landing

Side aspect double glazed window, doors leading to:

#### Bedroom Four

26'6" x 14'5"

Front aspect double glazed door leading to a small private balcony with sea views, radiator, power points.

#### Bedroom Five

10'5" x 10'2"

Rear aspect double glazed window with sea views, power point, radiator.

#### Bathroom

Rear aspect double glazed Velux window, low level WC, hand wash basin, panel enclosed bath with shower overhead, heated towel rail.

### Front Of The Property

Bricked paved with path leading to the main entrance, rear access with wooden gates leading to the garden.

### Garden

Fully wall enclosed, brick paved with steps leading to gravelled and patio area, wooden gates leading to the front of the property.

The garden also an annex.

### Annex

Located to the rear of the garden this Annex is accessed via double glazed French doors.

Currently set up as independent Bedroom with En-suite on first floor with private entrance and Studio apartment with Shower room on the ground floor again with private entrance.

### Studio Apartment

15'1" x 18'4"

L shaped studio apartment with front aspect double glazed windows, kitchen, storage cupboards, spot lights, radiator, door leading to:

### Shower Room

5'2" x 6'2"

Modern fitted shower room with walk in shower cubicle and glass screen. low level WC, hand wash basin, extractor fan.

### Annex Utility Room

8'2" x 8'6"

Double glazed door leading to the utility room, with stairs leading to the first floor, the utility room consists of a range of eye and base level units, stainless steel sink with draining board.

### Annex Bedroom

11'1" x 17'4"

Front aspect double glazed squared dormer bayed window overlooking the garden, power points, storage in the eaves, radiator, door leading to:

### Annex Bathroom

4'7" x 11'1"

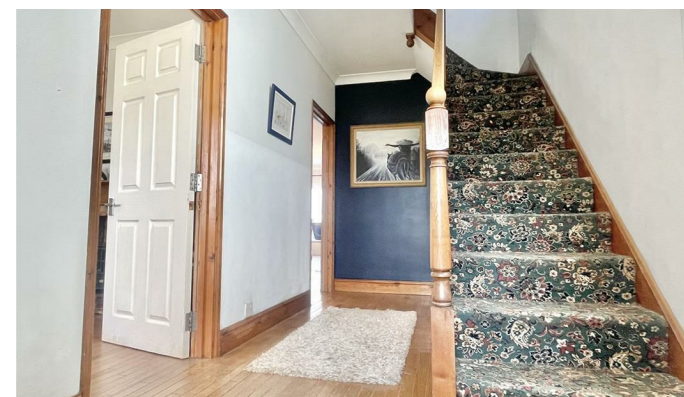
Side aspect double glazed obscured window, low level WC, hand wash basin with stainless steel taps, panel enclosed bath with stainless steel taps, radiator.



Local Authority  
Council Tax Band E  
EPC Rating E



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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