



Melcombe Place

, Weymouth DT4 7HL

- Three bedroom house
- No forward chain
- Downstairs bathroom
- Ideal first time buy or investment
- Walking distance to the beach and town centre
- Courtyard garden

Offers Over £190,000 Freehold



Front of the property

Wall enclosed with brick path leading to:

Entrance

Double glazed front door leading to inner porch with door leading to:

Hallway

Stairs leading to the first floor, under stairs cupboard housing fuse board, radiator, power points, doors leading to:

Lounge / Diner

9'10" x 23'2"

Dual aspect double glazed windows, radiator, power points



Kitchen

6'7" x 12'4"

Side aspect double glazed windows overlooking the rear courtyard garden, range of eye and base level units with work surfaces over, double glazed door leading to the rear garden, integral four ring gas hob with oven underneath and extractor fan overhead, partially tiled, stainless steel sink with draining board, wall mounted glow worm boiler, space for washing machine, space for undercounter fridge/freezer, power points, door leading to:

Bathroom

5'6" x 6'5"

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

First floor landing

Split level landing, loft access via hatch, doors leading to:

Bedroom one

11'6" x 13'5"

Front aspect double glazed windows. radiator, power points

Bedroom two

8'3" x 11'3"

Rear aspect double glazed window, radiator, power points.

Bedroom three

6'9" x 8'3"

Side aspect double glazed window, radiator, power points

Courtyard garden

Wall enclosed rear courtyard garden, outside water tap.



Local Authority
Council Tax Band **B**
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 accuracy, appropriateness and applicability of these measurements are not guaranteed. As to their suitability or otherwise, the user must decide for themselves. Made with Measure ©2025

Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
<https://directmoves.com/>

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