





# **Melcombe Place**

, Weymouth DT4 7HL

- Three bedroom house
  - No forward chain
- Downstairs bathroom

- Ideal firtst 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.



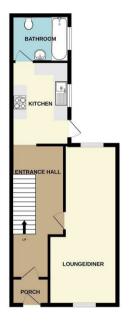




Local Authority Council Tax Band **B** EPC Rating **C** 

GROUND FLOOR

1ST FLOOR









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, wordows, rooms and any other terms are approximate and so responsibility is taken for any consistence in the in-statement. This plans in fail installants or proportion only and study the used as you by a prospective purchaser. The set has the statement of the proportion of the statement of the set of the proportion of the statement of the set of t

## **Direct Moves Estate Agents Office**

9 Westham Road Dorset Weymouth DT4 8NP

#### Contact

01305 778500 sales@directmoves.com https://directmoves.com/ Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

