



## All Saints Road , Weymouth DT4 9EZ

- Old Wyke Village
- Lounge with charming original fireplace
  - Stones throw to the coast
- Generously sized, modern fitted bathroom
- Two double bedrooms
- Convenient for local amenities
- Beautifully presented rear garden
- Bursting with character throughout

**Offers In The Region Of £325,000**





### Entrance

Entrance to the front door, via a set of brick built steps accompanied by a steel hand rail either side. Leading up to a raised level finished with mostly stones, a wood built shed tucked away to the side, and access through a UPVC door leading into...

### Inner Hall

An inner porch with tiled flooring, with access through a second door to lead into the hallway. The hallway facilitates direct access into the dining room, and kitchen, alongside the stairway which facilitates a generous amount of under stair storage.



### Lounge

11'5" x 10'2"

Front aspect double glazed bay windows, with white, wooden shutters. Varnished floorboard flooring, with a wall mounted radiator and a large open, stone fireplace. Open archway leading into...



### Dining Room

10'2" x 8'2"

Rear aspect double glazed windows with white, wooden shutters. Varnished floorboard flooring, complemented by an original iron fireplace, overhead chandelier-style lampshade, and alcove shelved storage.

### Kitchen

12'11" x 7'11"

Rear aspect double glazed windows, with ceiling spotlights. Exposed brick walls, with terracotta style flooring tiles and a range of cottage style base level storage units. Solid wood worktops, facilitating a one and a half stainless steel sink with a mixer tap, an electric oven, a four ring hob and an overhead extractor fan, with additional space for a fridge freezer.

### Bathroom

9'6" x 7'11"

Rear aspect, with double glazed obscured windows, accompanying a panel enclosed corner bath unit, with an overhead shower and a folding glass shower screen. White painted floorboards, a heated towel rail, low level WC and hand wash basin, followed by built in storage shelves, and a cupboard facilitating a wall mounted boiler, and plumbing for a washing machine.

### Bedroom 1

13'7" x 10'1"

Front aspect double glazed windows with white, wood shutters, a wall mounted radiator

and a pendant ceiling light. Additional, white painted floorboards, complemented by an original decorative feature fireplace and an overhead picture rail.

### Bedroom 2

9'5" x 10'6"

Rear aspect double glazed window, overlooking the rear garden. An original, decorative fireplace with white painted floorboards, alcove shelving, a wall mounted radiator and an overhead chandelier style lampshade.



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



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 misstatement. 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 operation or efficiency can be given.  
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### Direct Moves Estate Agents Office

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

### Contact

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
<https://directmoves.com/>

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