



Instinct Guides You



Clearmount Road, Weymouth Guide Price £280,000

- Beautifully Presented
- Period Features
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Moments From Sandsfoot Beach
- Close To Rodwell Trail
- Close To Amenities
- Two Double Bedroom



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A beautiful example of a period home which has been restored to its former glory with two reception rooms, modernised kitchen and bathroom positioned moments from Sandsfoot Beach and Castle Cove in Rodwell.

This home has a real charm which is evidenced upon entry with a welcoming hallway with access to the downstairs accommodation and staircase to the first floor. The two reception rooms provide a wonderful space to relax, dine, and entertain, with open-plan access between them. They feature beautiful period details such as window shutters, coved ceilings, and some exposed wood floors all adding to the charm. Completing the downstairs accommodation, the kitchen is a generous size with a great selection of eye and base level units, breakfast bar seating area with space for white goods and complementary tiling to finish the look.

The first floor offers two double bedrooms and bathroom. The principal bedroom spans the front of the house offering a great space with the continuation of period features and bay window. Bedroom two again being a double room offers ample space for furnishings with wooden style flooring. The bathroom is beautifully appointed and spacious with wash hand basin, w/c and bath with tiled surround.

The garden is westerly facing with initial paved seating area leading to an enclosed lawned garden.



Room Dimensions

Lounge 11'8" x 11'0" plus bay (3.56 x 3.37 plus bay)

Dining Room 12'3" x 11'11" (3.75 x 3.65)

Kitchen 11'10" x 8'10" (3.61 x 2.7)

Bathroom 10'2" x 8'10" (3.12 x 2.7)

Bedroom One 13'11" x 11'0" plus bay (4.25 x 3.36 plus bay)

Bedroom Two 13'8" x 9'2" into recess (4.19 x 2.8 into recess)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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