



Instinct Guides You



## Mountbatten Close, Weymouth £360,000

- Well Presented Thoroughout
- Far Reaching Sea Views
- Garage & Parking
- Versatile Accommodation
- Cul-De-Sac Position
- Fleet Lagoon Nearby



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Welcome to Mountbatten Close, a split level detached three-bedroom home with far-reaching sea views, towards the Isle of Portland nestled in a cul-de-sac in Wyke Regis. The home boasts a unique split-level design creating bright, interesting rooms and benefits a garage and three double bedrooms.

Stepping inside you enter a well-presented, charming kitchen/diner with a superb view towards the sea. The kitchen has a range of attractive pastel-coloured shaker-style units with ample work surface and space for white goods. The kitchen flows beautifully into a dining room that enjoys south-facing sliding doors to the garden.

Descending a half staircase the living room also enjoys a southerly aspect window with ample room for furniture. Adjacent a door opens to the garage offering both practicality and versatility to the home.

The upper two floors house the bedrooms and family bathroom. Bedrooms two and three are well portioned rooms with bedroom two enjoying attractive fear reaching across the sea towards Portland. The bathroom enjoys a central position and comprises a bath with shower over, wash hand basin and w.c complimented by white tiling and a skylight.

Bedroom one enjoys an elevated position and naturally enjoys the most superb view of the home from Chesil beach to the Portland Arms its benefits a captivating view. The room is spacious enough for a range of furniture and despite some height restrictions also offers ample storage.

Outside, the property includes a well-maintained south facing garden, ideal for outdoor dining or relaxation while enjoying the scenic coastal backdrop. A large patio abuts a lawn bordered by flower beds.

Room Dimensions

- Kitchen Dining Room 28'0" > 11'8" x 10'3" > 6'8" (8.55 > 3.56 x 3.14 > 2.05)
- Living Room 13'10" x 9'9" (4.23 x 2.99)
- Garage 15'7" x 10'1" (4.75 x 3.09)
- Bedroom One 16'4" max x 10'2" max (some height restrictions) (5.00 max x 3.12 max (some height restrictions))
- Bedroom Two 14'1" x 9'9" (4.30 x 2.98)
- Bedroom Three 10'0" x 6'11" (3.05 x 2.12)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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