



Instinct Guides You



Cobham Drive, Weymouth £290,000

- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- In Need Of Some Modernisation
- Two Reception Rooms
- Fronting Green



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An extended four-bedroom, two-bathroom end-of-terrace house, located in a cul-de-sac location of Cobham Drive and offered for sale with no onward chain. Fronting an open green, this family-friendly home is ideally positioned within easy reach of popular schools, a variety of shops, and bus services into the town centre.

On entering, the hallway leads to the main living accommodation, with the extension providing a useful ground-floor bedroom complete with an en-suite wet room. The property offers versatile living spaces with a separate lounge and dining room, perfect for modern family life. While some modernisation is required, it presents a fantastic opportunity for a buyer to personalise and create their ideal home.

The kitchen is fitted with a range of wall and base units, a built-in oven, hob, and extractor fan, with space for further appliances.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering flexibility for growing families. The bathroom includes a fitted shower cubicle, bath, and pedestal wash hand basin, with full-height tiling to the walls.

Externally, the property boasts a generous rear garden with a large patio area, gated side access, and an attractive, spacious frontage — ideal for family enjoyment with near by parking bays adding convenience.

Room Dimensions

Lounge 12'11" x 11'10" (3.94 x 3.63)

Dining Room 9'7" x 8'6" (2.93 x 2.61)

Kitchen 10'2" x 8'7" (3.11 x 2.63)

Bedroom Four 12'5" x 10'5" (3.8 x 3.2)

Ensuite

Bedroom One 11'10" x 9'7" (3.62 x 2.93)

Bedroom Two 9'7" x 7'11" (2.94 x 2.43)

Bedroom Three 8'8" x 8'4" (2.66 x 2.56)



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 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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