



Instinct Guides You



Cobham Drive, Weymouth Offers Over £250,000

- Southerly Garden
- Well Presented
- Corner Position
- Fronting Green
- Communal Parking Bays
- Modern Bathroom
- Cul-De-Sac Location
- Close To Amenties



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Introducing a well-presented three-bedroom end-of-terrace property, ideally situated on a charming southerly facing corner plot. This attractive home offers a superb cul-de-sac location, providing both long-term appeal and convenience. It features a contemporary bathroom and a spacious kitchen, ideal for modern living.

Accessed via a small path from the communal parking area, the property boasts an appealing front garden with a generous lawn and easy side access. An external brick-built shed offers excellent additional storage.

Inside, a welcoming hallway with a storage cupboard leads through to the living areas, with stairs rising to the first floor. The kitchen, located at the front of the property, provides ample cupboard space and room for white goods, offering pleasant views over the front garden and adjacent green space.

The lounge/diner spans the rear of the property, a bright and inviting space enhanced by both dual and southerly aspects. This well-proportioned room accommodates a variety of furniture and a dining table, with patio doors opening onto a charming patio area, seamlessly merging the indoor and outdoor living spaces.

Upstairs, you'll find three bedrooms and a newly fitted family bathroom. Bedrooms one and two are generously sized doubles, each with built-in wardrobes or space for additional furniture. Bedroom three is a spacious single room, perfect as a home office or versatile space.

The family bathroom is modern and stylish, featuring a bath with shower over, wash hand basin, and W.C.

The property enjoys a highly desirable corner plot with a spacious garden, ideal for both family living and entertaining. The end-of-terrace position ensures added privacy, while a large decked patio area, artificial lawn, and raised flower beds enhance the outdoor space.

Conveniently located close to local amenities, schools, and transport links, this property offers the perfect balance of comfort and convenience.

Room Dimensions

Lounge 19'3" x 11'2" > 8'4" (5.89 x 3.41 > 2.56)

Kitchen 9'10" x 8'9" plus alcove (3.01 x 2.68 plus alcove)

Bedroom One 11'1" x 9'10" (3.39 x 3.02)

Bedroom Two 9'9" x 8'0" (2.98 x 2.44)

Bedroom Three 8'5" x 8'5" (2.59 x 2.59)



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

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