



Instinct Guides You



## Mandeville Close, Weymouth Offers In The Region Of £365,000

- Lounge Diner
- Additional reception
- Four **DOUBLE** Bedroom Family Home
- Coastal Fleet Walks Nearby
- Cul-De-Sac
- Cloakroom
- Garage & Parking
- Established Gardens



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Positioned in the attractive cul-de-sac of Mandeville Close, with Old Wyke Square and the Fleet Lagoon nearby, this spacious semi-detached house offers FOUR DOUBLE bedrooms, lounge diner and additional reception and parking with a mature gardens.

The ground floor presents a well-thought-out accommodation with access to the garage. A spacious lounge/diner spans the depth of the property and offers a perfect space for family living and gatherings. The dining room enjoys pleasant views into the rear garden. A modern kitchen has a practical layout in the centre of the home and offers a range of fitted units and room for appliances. An additional reception offers versatility to the ground floor and door leads into the garage. A cloakroom finishes the ground floor perfectly.

Ascending to the first floor are four double bedrooms and the family bathroom. Bedroom one is a spacious room that enjoys some far reaching views towards the Fleet Lagoon. Bedroom four also benefits a beautiful vista towards Lyme Regis. Bedroom three and four are additional bedrooms with pleasant views into the rear garden.

The family bathroom completes the space and comprises a bath with shower over, wash hand basin and W/C.

Outside, the property benefits from a well-maintained garden, providing a range of established bushes and flowering plants offering a beautiful space for family living and entertaining. The garage has an up and over door with parking.



## Room Dimensions

**Bedroom One 12'11" max x 11'5" max (3.95 max x 3.48 max)**

**Bedroom Four 11'6" x 8'10" (3.52 x 2.71)**

**Bedroom Three 16'6" x 7'4" (5.04 x 2.24)**

**Bedroom Two 16'4" x 7'1" (4.98 x 2.17)**

**Lounge 12'9" max x 11'4" max (3.91 max x 3.46 max)**

**Dining Room 10'9" x 8'9" (3.30 x 2.68)**

**Kitchen 9'10" x 8'4" (3.02 x 2.55)**

**Garage 16'4" x 7'0" (4.98 x 2.15)**

**Study 10'0" x 7'0" (3.05 x 2.15)**



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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