



99 Lanehouse Rocks Road, Weymouth, DT4 9HY

£1,975 Per Month

House - End Terrace

 3  2  1  A



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Weymouth, DT4 9HY

- Highly Energy Efficient with Band A PEA
- Underfloor Heating To Ground Floor & Radiators To First Floor
- Kitchens supplied by Kitchen Craft With Range Of Built in Kitchen Appliances
- Two Parking Spaces
- Ground Floor Cloakroom
- P V Panels, 5KW Battery Storage, Air Source Heating
- Three Double Bedrooms
- Bedroom 1 with En Suite Shower Room & Dressing Area
- LVT flooring to the ground floor
- UPVC Double Glazed

A brand new energy efficient & environmentally friendly three bedroom end terraced house with a Band A energy rating, includes Photo Voltaic panels on the roof, battery storage for the energy generated, Air source heat pump powering under floor heating to the ground floor and radiators to the first floor, with Natural stone Elevations, There is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area , Lounge with French Doors opening onto a full width patio and rear garden with access to two parking spaces to the rear. There is a contemporary fitted kitchen supplied and fitted by Kitchen Craft with built in appliances including a double oven, hob, cooker hood, integrated dish washer & fridge freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, and new carpets, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. UPVC double glazed windows.



Entrance Hall

Cloakroom 5'10" x 4'7" (1.80 x 1.40)
Fitted with a wash hand basin with cabinet below and wc with concealed cistern

Kitchen 14'1" x 7'2" (4.30 x 2.20)
Contemporary fitted kitchen supplied and fitted by Kitchen Craft, appliances include a double oven, hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine

Lounge 16'4" x 11'1" (5.00 x 3.40)
Bay Window, French Doors on to rear garden

Landing
Cupboard housing hot water cylinder

Bedroom 2 13'11" x 8'10" (4.25 x 2.70)
Bay window

Bathroom 7'2" x 6'6" (2.20 x 2.00)
Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern and grey tiling

Bedroom 3 11'3" x 9'0" (3.45 x 2.75)

Landing
Cupboard housing inverter and battery storage

Bedroom 1 16'8" x 12'9" (5.10 x 3.90)



En Suite Shower Room 7'10" x 8'2" max (2.40 x 2.50 max)
Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and wc with concealed cistern

Dressing Area 9'2" x 7'10" (2.80 x 2.40)

Outside

Portland Stone Walled Gardens to front and rear garden with Portland stone wall on on south side, patio across the rear of the house and the remainder to lawn plus water tap outside lighting and power points included.

Parking

Allocated Parking for two cars to the rear, wiring for an electric car charger provided (not the charger) Plus 3 shared visitor spaces

Council Tax

To be assessed by Dorset Council

Construction

Traditionally built with Portland Stone elevations under a pitched roof

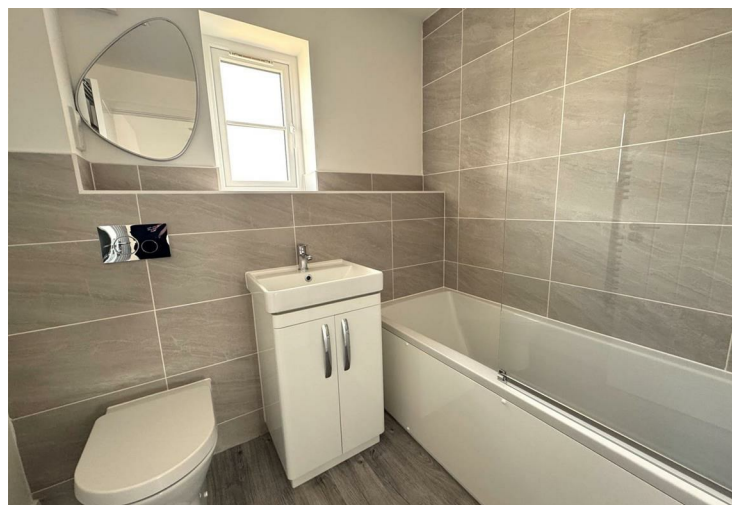
Central Heating, Photo Voltaic Panels and Battery

The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor

Photo Voltaic panel are on the roof producing circa 1.6 KW plus there is approx. 5 KW of battery storage

Utility Supplies

Mains Electricity water and drainage connected, water is metered



**Phone and Broadband signal strength and coverage**

Mobile phone signals are strong for Vodafone, O2 & Three average for EE, Internet and broadband not yet connected so not yet assessed

Flood Risk

No Risk Low of flooding from rivers, sea , low risk from surface water

Covenants

A list of the Curtis Fields Covenants is available on request

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plans



Viewing

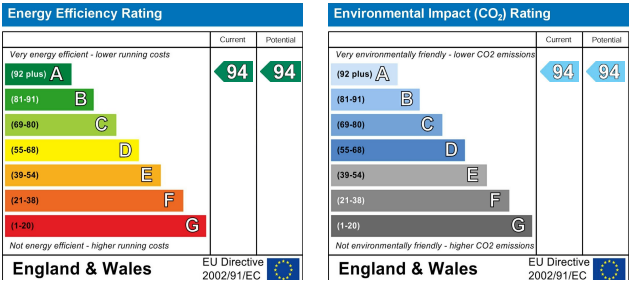
Please contact our Hull Gregson & Hull Lettings Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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