



Connells

Windsor Road
Weymouth



Property Description

The ground floor opens into a spacious lounge, a door leads into a modern fitted kitchen with central island, integrated appliances. A side door from the kitchen gives access to the garden and there is also a ground floor cloakroom situated off the hall.

Upstairs offers three double bedrooms and a modern family bathroom. The main bedroom & bedroom two are positioned to the rear, while the second and third bedrooms overlook the rear. A contemporary bathroom serves this level, featuring a bath with shower over, wash basin and W/C.

Outside, the rear garden presents a private space with a combination of patio and gravel areas. The property also benefits from a garage and driveway.

Living Room

16' 2" x 12' 10" (4.93m x 3.91m)

Front aspect double glazed window. Carpeted. Power points. Television point. Two wall mounted radiators. Thermostat. Stairs rise to the first floor. Understairs storage cupboard, sliding glazed wooden door leading into: -

Kitchen/ Dining Room

12' 6" x 10' 4" (3.81m x 3.15m)

Fully fitted kitchen with a range of high gloss wall and base units with roll edge worksurfaces over. Feature central island. Inset stainless sink and drainer unit. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Space for an upright fridge freezer. Five gas hob with extractor hood over. Double fitted oven. Tiling. Ceramic flooring. Power points. Two rear aspect double glazed windows. Side aspect double glazed upvc door providing access to the rear garden & garage.

Entrance

Hallway

Wall mounted radiator. Power points. Television point. Skirt boarding. Storage cupboard. Door leading into: -

Wc

Low level WC and wash hand basin. Skirt boarding. Front aspect double glazed window.

First Floor

Landing

Carpeted. Loft access. Door leading: -

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

Two front aspect double glazed windows. Carpeted. Wall mounted radiator. Power points. Skirt boarding.



Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Front aspect double glazed windows. Carpeted. Wall mounted radiator. Power points. Skirt boarding. Built in wardrobe.

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m)

Rear aspect double glazed windows. Carpeted. Wall mounted radiator. Power points. Skirt boarding. Built in wardrobe.

Bathroom

Suite comprising panelled bath with shower over, wash hand basin and low level WC. Wall mounted radiator. Inset spot lighting. Airing cupboard housing boiler. Rear aspect double glazed window.

Outside

Front Garden

Southerly Rear Garden

Enclosed by dwarf wall. Water supply. Access to the garden. Artificial grass.

Garage

16' 10" x 7' 6" (5.13m x 2.29m)

Up and over door.

Driveway

Off road parking for one vehicle.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

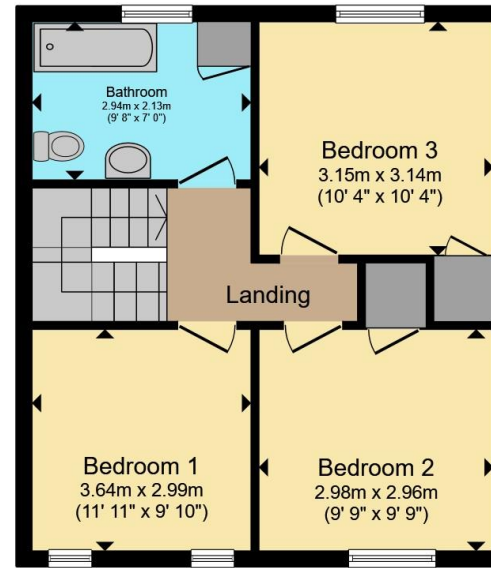
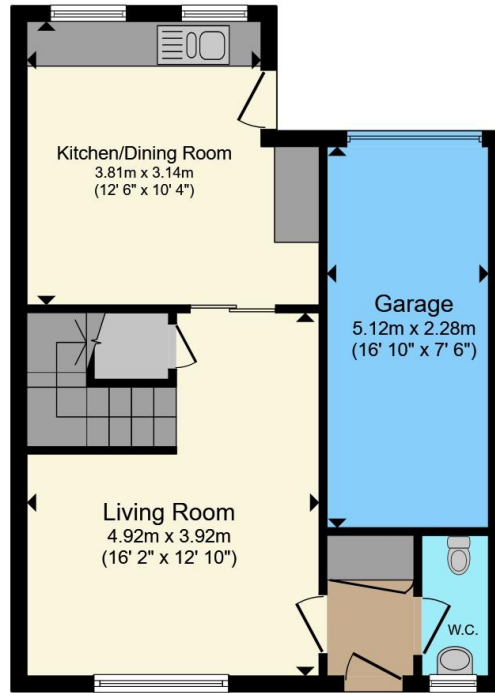
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.









Ground Floor

First Floor

Total floor area 93.3 m² (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: C Council Tax Band: C

Tenure: Freehold

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