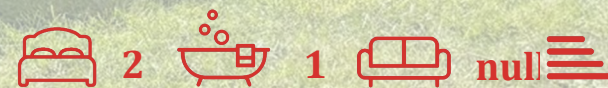




30 Orchard Way
Weymouth, DT4 0FH

£290,000 Freehold



30 Orchard Way Weymouth, DT4 0FH

A modern two bedroom semi detached house with a South West Facing rear garden and driveway parking to the side. Offering light and well proportioned accommodation with two double bedrooms, a double aspect lounge and a kitchen breakfast room plus a ground floor WC. Located approximately two miles from Weymouth town Centre and Harbour Area there are also good local amenities close by

Entrance Hall

Cloakroom

Fitted with WC and wash hand basin with cupboard below

Lounge Diner

17'8" x 10'9" (5.39 x 3.29)

Double doors on to South West facing rear garden

Kitchen Breakfast room

9'10" 12'4" x 11'9" (3.37 x 3.60)

Fitted with modern kitchen offering sink unit set into worktops with drawers and cupboards below, four ring gas hob, double oven, integrated dishwasher, space for fridge freezer and washing machine, wall mounted cupboards, door to under stairs cupboard and patio and rear garden

Landing

Built in cupboard housing gas boiler

Bedroom 1

11'0" x 11'0" (3.36 x 3.36)

Built in wardrobe, panelling to one wall.

Bedroom 2

14'3" x 8'5" (4.35 x 2.59)

Bathroom

Fitted with modern white suite offering panel bath, wash hand basin with cabinet below, chrome towel radiator

Outside

Small garden area to the front. To the rear is a south west facing rear garden partly laid to a large patio with the remainder mainly to lawn. There is a summer house / home office with power and light





Parking

There is a driveway for parking to the side for two cars tandem

Council Tax

Band C with Dorset Council

Construction

Traditionally built with brick elevations, cavity walls under a pitched roof

Management Charge

There is a £295 service charge to Curtis Fields Management Company to maintain communal areas

Flood Risk

Very low risk from rivers sea or surface water

Utility Supplies

Mains gas, electricity, water and drainage are connected, water is metered

Phone and Broadband signal strength and coverage

Vodafone, 3 & O2 signals are strong, EE is average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 7 mbps superfast 80 mbps ultrafast 1800 mbps

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

