



40 Ranelagh Road
Weymouth, DT4 7JF

£199,500 Freehold



40 Ranelagh Road

Weymouth, DT4 7JF

A three bedroom terraced house located a short walk from Weymouth Esplanade, Town Centre and adjacent to Weymouth Train Station. Internally the property is in need of updating but offers well proportioned three bedroom accommodation there is gas central heating and UPVC double glazed windows and with a good sized garden to the rear.

Entrance Hall

Lounge
10'11" x 9'11" (3.35 x 3.03)
Bay window

Dining Room
14'5" x 10'0" (4.40 x 3.05)

Kitchen
12'11" x 7'6" (3.94 x 2.30)
Range of kitchen units although is ready for updating

Garden Room
Sliding patio doors to rear garden

Lobby
Door to rear and cupboard housing Glow Worm gas boiler

Bathroom
Bath and wash hand basin is ready for updating

WC
WC

Landing

Bedroom 1
14'4" x 9'11" (4.39 x 3.03)
Bay window

Bedroom 2
10'0" x 9'0" (3.07 x 2.76)

Bedroom 3
12'10" x 7'9" (3.93 x 2.37)

Loft Room
13'5" x 7'11" (4.10 x 2.42)
Accessed by a step home made stair case, Velux window





Outside

Neglected garden to the rear

Parking

There is no allocated parking, on street parking is available and a permit parking scheme is available for residents of the park area

Council Tax

Band B with Dorset Council

Construction

Traditionally built with rendered elevations under a pitched roof

Utility Supplies

Mains gas electric water and drainage are connected

Flood Risk

Rivers and sea very low risk and surface water low risk

Phone and Broadband signal strength and coverage

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

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 15 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

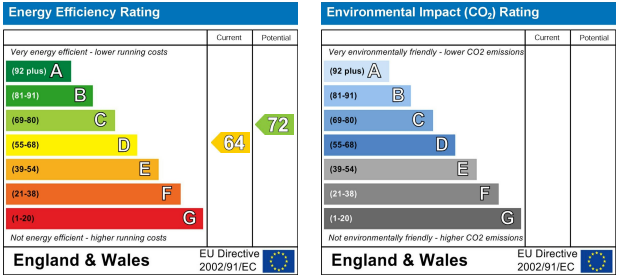
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk