



Connells

The Doves  
Weymouth



### Property Description

Stepping inside the property the hallway ascends to the first floor and access into the downstairs accommodation.

The lounge is positioned at the front of the property being a good size room with ample space for furnishings with under stairs storage cupboard and opening through to the dining room.

The separate dining room has space for table and chairs with patio doors out to the westerly facing conservatory to benefit the natural light. An archway leads through to the kitchen with ample wall and base units with space for an oven and appliances.

Externally the garden is of a Westerly aspect with a variety of planting and laid to lawn with gated access to the side. The property also boasting resident parking within the road.

### Living/Dining Room

15' 3" x 22' 6" narrowing to 10' ( 4.65m x 6.86m narrowing to 3.05m )

Front aspect double glazed window. Three wall mounted radiators. Coving. Carpeted. Power points. Understairs storage cupboard. Television point. Stairs rise to the first. Arch leading into:-

### Kitchen

8' 8" x 7' ( 2.64m x 2.13m )

Fully fitted kitchen with a range of wall and base units. Inset stainless steel sink and drainer unit. Tiling. Wall mounted boiler. Space for a fridge freezer. Space for a cooker. Space and plumbing for a washing machine. Rear aspect double glazed window which enjoys views over the garden.

### First Floor

#### Landing

Side aspect double glazed window. Coving. Carpeted. Skirt boarding. Loft access. Power points. Door leading :-

#### Entrance

#### Porch

Carpeted. Coving. Skirt boarding. Wooden door leading into:-



### **Bedroom One**

12' 9" x 8' 6" ( 3.89m x 2.59m )

Front aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points. Wall mounted radiator.

### **Bedroom Two**

8' 5" x 9' 1" ( 2.57m x 2.77m )

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points. Wall mounted radiator.

### **Bedroom Three**

6' 3" x 9' 7" narrowing to 6' 3" ( 1.91m x 2.92m narrowing to 1.91m )

Front aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points. Wall mounted radiator.

### **Bathroom**

6' 2" x 5' 5" ( 1.88m x 1.65m )

Suite comprising paneled bath, low level WC and wash hand basin. Wall mounted radiator. Tiling. Rear aspect double glazed window.

## **Outside**

### **Front Garden**

Laid to shingle enclosed by fencing. Side gated pedestrian access.

### **Westerly Rear Garden**

Pleasant rear garden with initial paved area and the rest laid to lawn with a variety of planting and shrubs enclosed by fencing. Garden shed.

### **Allocated Parking**









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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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