



**Connells**

West Winds Buxton Road  
Weymouth

# West Winds Buxton Road Weymouth DT4 9PS

for sale guide price  
**£575,000**



## Property Description

Welcome to 'West Winds ' A charming three-bedroom family home offers versatile accommodation, features ample living space and a sizeable corner plot with off-road parking & garage. The home features beautiful bay windows boasting elevated Sea Views.

The hub of the home is the generous living room with access to the garden with a private decked area.

The dining room is an attractive second reception room and can accommodate a large table and boasts a feature bay window for direct sea views.

The kitchen/breakfast room is well-equipped with ample cabinetry and worktops. The room is a great size and leads into the utility room. A shower room completes the downstairs accommodation.

Rising to the first floor, Bedroom one has a feature bay window beautifully illuminating the space & boasting sea/coastal views plus master ensuite. The second bedroom features ample space for a double or king-size bed. The third bedroom can accommodate a double bed and additional furniture, with access into a versatile study/dressing area.

The bathroom includes a shower, bath and tiled walls and flooring.

The wraparound garden offers a generous size with patio & lawned areas. Externally this home welcomes a driveway leading to the single garage.

## Entrance Porch

UPVC double glazed door with stained glass panels to front, door to entrance hall.

## Entrance Hall

Wooden door to front, under stairs cupboard, radiator, thermostat, stairs to landing.

## Dining Room

13' 11" x 12' 10" (4.24m x 3.91m)

Front aspect PVCu double glazed bay window offering fantastic sea views of Weymouth Bay and Portland Harbour. Side aspect PVCu double glazed window, wall mounted radiator, inset living flame gas fire in decorative tile and timber surround, power points, television point, satellite television point, dado rail, coving, wall lighting, ceiling light point

## Living Room

13' 11" x 13' (4.24m x 3.96m)

Front aspect PVCu double glazed French doors onto terracing offering fantastic sea and harbour views, wall mounted radiator, original style fireplace with decorative surround, power points, television point, dado rail, coving, ceiling light point.

## Kitchen/Breakfast Room

12' 10" x 10' 6" (3.91m x 3.20m)

Twin aspect PVCu double glazed windows, wall mounted radiator, two walk in pantrys, a modern range of base level units with worksurfaces over, stainless steel sink unit with drainer, space for cooker with extractor hood over, integral dishwasher, integral fridge, space for table and chairs, splash back tiling, power points, tiled floor, coving, two ceiling light points, door to :-

### Utility Room

9' 10" x 8' 6" (3.00m x 2.59m)

Side aspect PVCu double glazed window, rear aspect PVCu double glazed door to garden, two storage cupboards, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, power points, ceiling light point, door to: -

### Shower Room

Twin aspect PVCu double glazed opaque window, wall mounted radiator, low level WC, pedestal wash hand basin, shower enclosure with wall mounted electric shower, extractor fan, ceiling light point.

### First Floor Landing

Side aspect PVCu double glazed window with sea views, access to loft space via hatch, airing cupboard housing hot water tank, power points, ceiling light point, coving, doors to: -

### Bedroom One

13' 11" x 13' (4.24m x 3.96m)

Front aspect PVCu double glazed bay window with spectacular sea and Portland harbour views wall mounted radiator, built in wardrobes and fitted furniture, power points, coving, ceiling light point.

### Bedroom Two

13' 11" x 12' 11" (4.24m x 3.94m)

Front aspect PVCu double glazed window with sea and harbour views, wall mounted radiator, power points, coving, ceiling light point.

### Bedroom Three

13' 3" x 10' 10" (4.04m x 3.30m)

Side aspect PVCu double glazed window with some sea views, wall mounted radiator, power points, ceiling light point, open to: -

### Study/Dressing Area

Side aspect PVCu double glazed window, rear aspect PVCu double glazed Velux style window, wall mounted radiator, power points wall lighting

### Bathroom

Twin side aspect PVCu double glazed opaque windows, wall mounted heated towel rail, a modern suite comprising low level WC, pedestal wash hand basin, wide, panel enclosed double ended bath, shower cubicle with 'Mira' shower over, wood effect laminate flooring, access to loft space via hatch, ceiling light point.

### Outside

Gardens To the front of the property is a raised terrace comprising of patio and decking offering a southerly aspect and fantastic views of Portland harbour and Lyme bay, additionally, there is an area of lawn with attractively planted borders sweeping around to the side of the building to the rear, which in turn leads to a gravel seating area via steps to a raised patio. Additional benefits include exterior lighting, double log cabin (which would serve for Air b n b), exterior power and gated side.

### Garage

### Off Road Parking

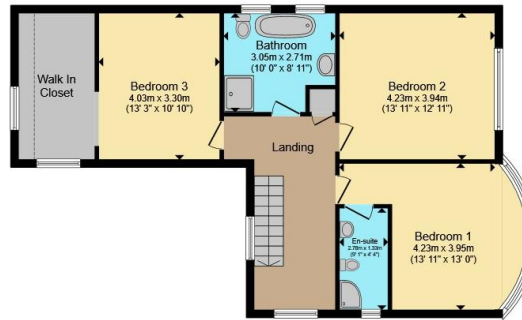








**Ground Floor**



**First Floor**

Total floor area 162.6 m<sup>2</sup> (1,750 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](http://www.propertybox.io)



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84 St. Thomas Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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