



**Connells**

Chelmsford Street  
Weymouth



### Property Description

A characterful vestibule warmly welcomes you into the home, leading to a hallway that flows gracefully around the ground floor. The living room, situated at the front of the property, offers generous proportions with a large bay window that floods the space with natural light. Adjacent is dining room, which provides access to the garden.

The kitchen showcases sleek cabinetry, offering practical storage solutions, while a breakfast area that commands attention as a focal point. A cloakroom completes the ground floor perfectly.

The first floor hosts three double bedrooms. The family bathroom, generous in size, includes a shower, a bathtub, a hand basin, and a WC. Feature Velux window illuminates the space beautifully, creating a bright and airy atmosphere.

The rear garden is enclosed, low-maintenance, and benefits from a sunny aspect—perfect for relaxing or entertaining.

Location Ideally positioned near Weymouth's train station and central bus hub, the property enjoys convenient access to the town centre. Weymouth boasts a vibrant harbour, golden sandy beaches, and a wide range of shops and eateries, making this location both practical and desirable.

### Entrance

Glazed composite door into: -

### Hallway

Wooden style flooring. Inset spot lighting. Wall mounted radiator. Stairs rise to the first floor. Wall mounted thermostat. Power point. Opening into: -

### Living Room

11' 8" x 10' 10" (3.56m x 3.30m)

Feature front aspect double glazed bay window. Continuation of wooden style flooring. Wall mounted radiator. Power points.

### Dining Room

12' 7" x 8' 11" (3.84m x 2.72m)

Continuation of wooden style flooring. Wall mounted radiator. Rear aspect double glazed french doors providing access to the garden. Power points.

### Cloakroom

Low level Wc and wash hand basin.

## Kitchen/Breakfast Room

21' 5" x 7' 9" (6.53m x 2.36m)

Impressive room to for all to enjoy. Fully fitted kitchen with a range of high glass wall and base units with worksurfaces over. Inset stainless steel and drainer unit. Induction hob with cooker hood over and fitted oven. Inset microwave. Power points. Space and plumbing for a washing machine. Space for an upright fridge freezer. Side aspect double glazed window. Side aspect double glazed upvc door providing access to the garden. Rear aspect double glazed window. Vertical wall mounted radiator. Storage cupboard. Inset spotlighting.

## First Floor

### Landing

Loft access. Two storage cupboards. Carpeted. Inset spotlighting. Door leading into: -

### Bedroom One

11' 9" x 8' 8" (3.58m x 2.64m)

Feature front aspect double glazed bay window. Carpeted. Power points. Wall mounted radiator.

### Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

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

### Bedroom Three

12' 4" x 7' 10" (3.76m x 2.39m)

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

### Bathroom

Stunning suite, comprising panelled bath with rainfall shower over, vanity wash hand basin, low level WC. Wall mounted heated towel rail. Tiling. Continuation of wooden style flooring. Inset spot lighting. Electric Velux skylight.

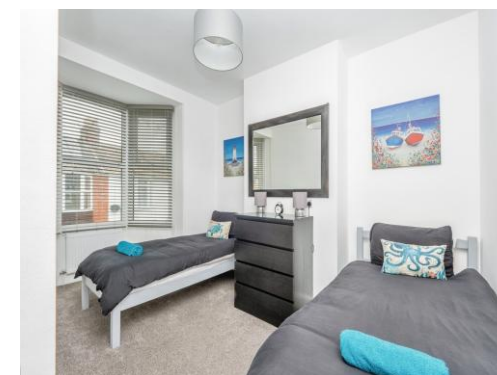
## Outside

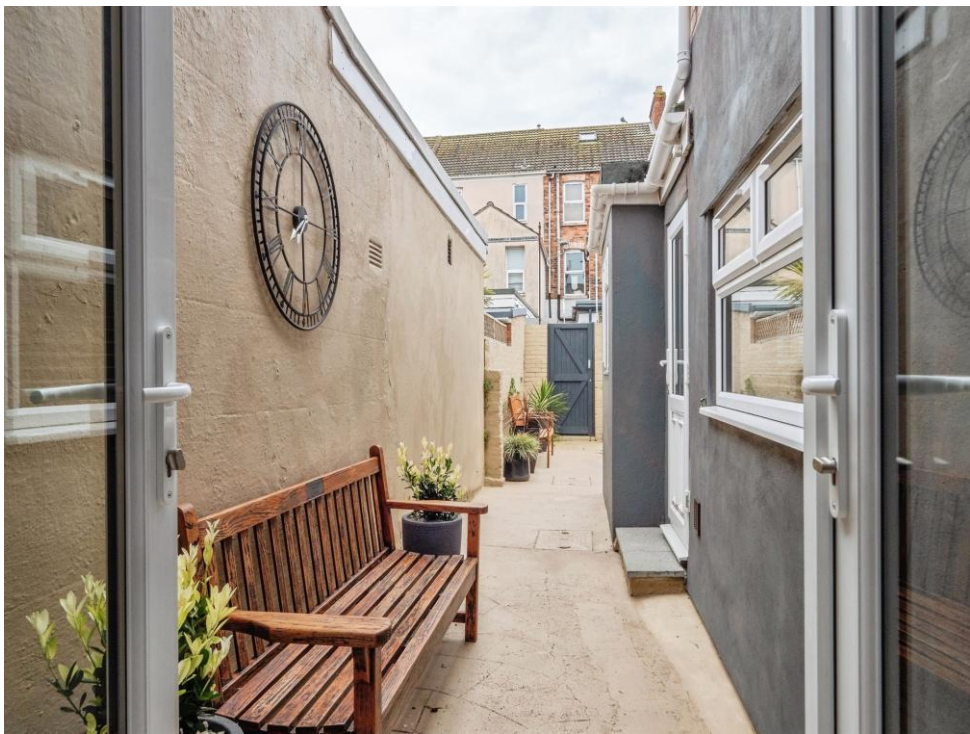
### Rear Garden

Enclosed rear garden with gated access.

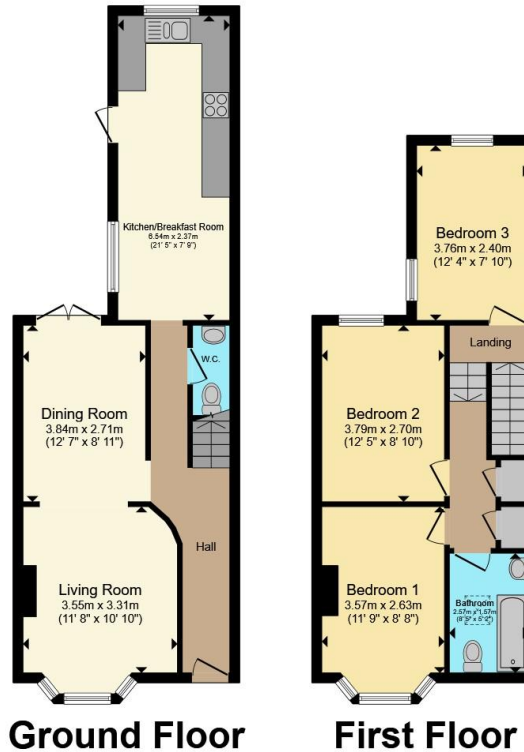
### Front Garden

Enclosed by a dwarf wall.









Total floor area 92.7 m<sup>2</sup> (998 sq.ft.) approx

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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