



Kestrel View Weymouth DT3 5QZ

for sale fixed price
£185,000



Property Description

Entering the property there is a small porch, allowing you to store shoes away before entering the living space. The OPEN LIVING SPACE dominates the downstairs of this home, allowing you a great deal of flexibility to lay the room out to suit your needs. There is ample space for a dining table and chairs. The room overlooks the private fully enclosed garden. The kitchen completes the downstairs and is accessed through an open archway. This galley kitchen offers of kitchen units, ample work surface space as well as an oven and hob.

Stairs ascend to the first floor where a bathroom can be found. The bathroom comprises suite, with panelled bath, mixer shower, back to wall YWCA and wash hand basin.

The final room of this beautiful home is the GENEROUSLY SIZED double bedroom, with front and side aspect windows. The room allows for a double bed, wardrobe, chest of drawers and there is still plenty of space.

The private enclosed garden is to the front of the house, accessible via a private garden gate. This outside space is perfect for summer BBQ's and relaxing in the sunshine during the warmer months.

The property benefits for one ALLOCATED PARKING space.

Entrance

Porch

5' 3" x 5' 8" (1.60m x 1.73m)

Lounge/Diner

12' 2" x 10' 9" (3.71m x 3.28m)

Feature front aspect double glazed bay window which enjoys views over the garden. Side aspect double glazed window. Wall mounted radiator. Coving. Stairs rise to the first floor. Arch leading into: -

Kitchen

12' 3" x 7' 1" (3.73m x 2.16m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over incorporating an inset stainless steel sink drainer. Space for an upright fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dryer. Inset oven with four ring gas hob. Tiling. Wall mounted boiler. Coving.



First Floor

Landing

Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)

Front and side aspect double glazed windows. Wall mounted radiator. Built in double wardrobe. Storage cupboard.

Bathroom

5' 6" x 7' 2" (1.68m x 2.18m)

Suite comprising panelled bath with mixer taps, low level WC, and wash hand basin. Wall mounted heater. Tiling, Extractor fan. Side aspect double glazed window.

Outside

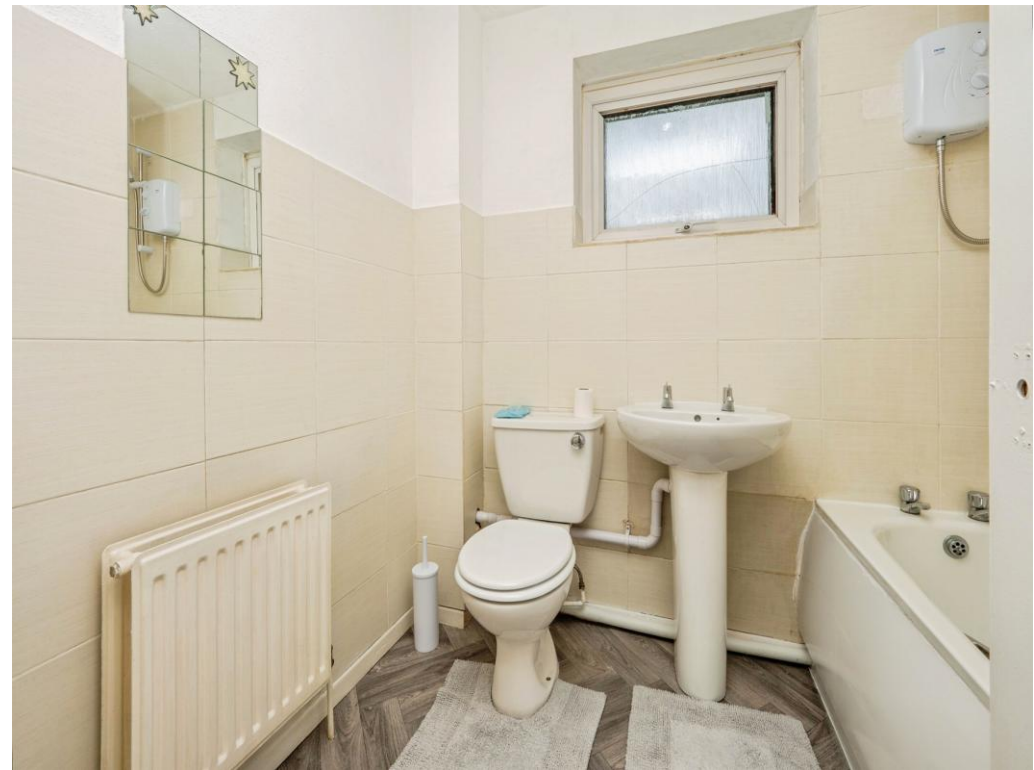
Doors leading to

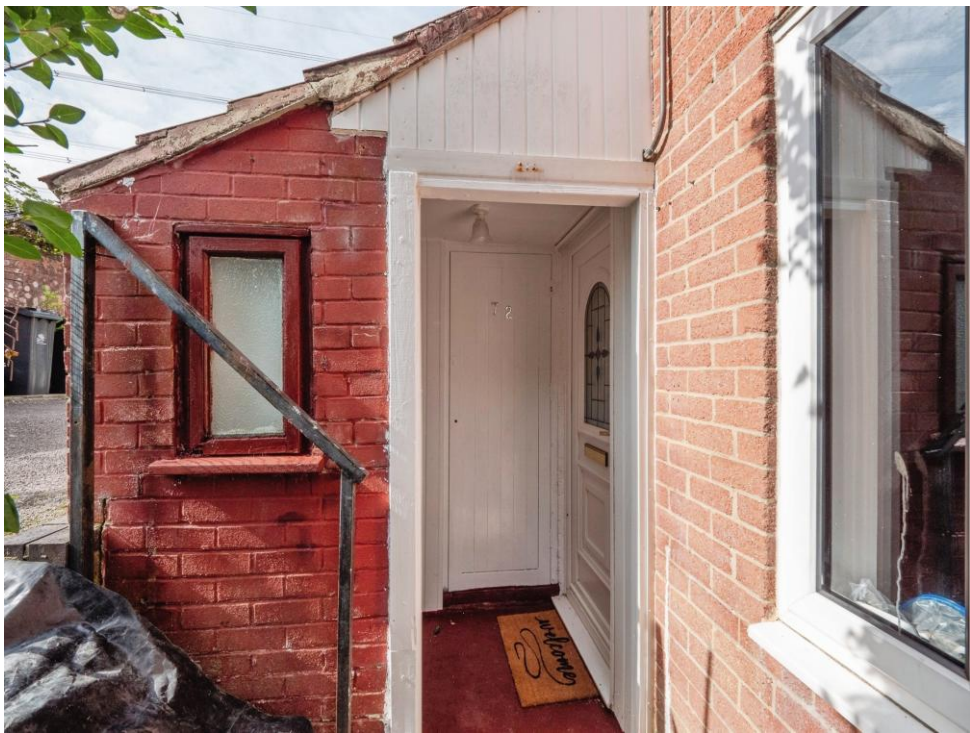
Garden

Fully enclosed by fencing which is laid to lawn. Side gated access which provides access to the allocated parking space.

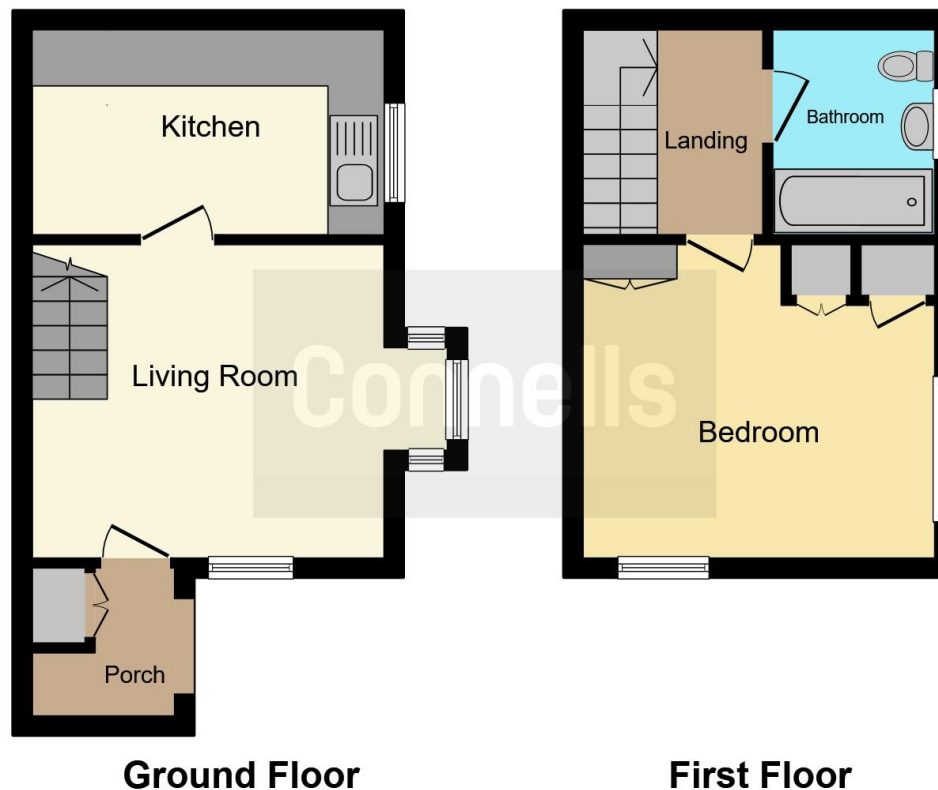
Allocated Parking

Allocated packing space.









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.focalagent.com

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309337



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY309337 - 0011