



**Connells**

Elwell Street  
Weymouth



### Property Description

Welcome to 9a Elwell Street, simply a beautiful, two bedroom maisonette, located in the highly sought after village Upwey.

The property benefits from private access & a spacious entrance hall with ample storage. The stairs lead to the first floor, which offers a sociable, open plan space that includes a generous, naturally bright living/dining with a suspended wood burning stove and countryside views as well as a modern kitchen separated by a breakfast bar. The property also features two double bedrooms, a bathroom with a separate shower and a versatile loft room- perfect for further accommodation, storage or even a home office.

Outside there is a private driveway as well as a decked sitting area that leads down to a further courtyard. There is also a garage which is an excellent size.

### Entrance

Glazed composite door leading into: -

### Entrance Hall

Private entrance into a spacious entrance hall. Wooden style flooring. Cupboard housing the electrics and combi boiler. Understairs storage cupboard. Sliding downstairs storage cupboards. Skirt boarding. Power points. Wall mounted radiator. Stairs to the first floor.

### Living/ Dining Area

23' x 12' 5" (7.01m x 3.78m)

Triple aspect windows benefiting from elevated countryside views. Feature wood burner. Feature vaulted ceiling with exposed beams. Inset spot lighting. Wall mounted radiators. Carpeted. Power points. Television point. Telephone point. Stairs rise to the second floor.

### Kitchen

9' 11" x 9' 4" (3.02m x 2.84m)

Rear Westerly aspect double glazed window enjoying views of the surrounding countryside. High gloss wall and base units with square edge wooden worksurfaces over. Inset stainless steel sink and drainer unit. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Fitted oven with four ring gas hob. Space for an upright fridge freezer. Wooden style flooring. Tiling. Power points. Inset spot lighting.

### Bedroom One

16' 11" x 10' (5.16m x 3.05m)

Front and side aspect double glazed windows. Carpeted. Power points. Wall mounted radiator. Skirt boarding. Double fitted wardrobes.



## Bedroom Two

12' 10" x 9' 4" (3.91m x 2.84m)

Side aspect double glazed window. Carpeted. Power points. Skirt boarding. Inset spot lighting.

## Bathroom

9' 2" x 7' 4" (2.79m x 2.24m)

Spacious bathroom comprising low level WC, wash hand basin, panelled bath & shower. Spotlights. Wall mounted chrome heated towel rail. Tiling. Rear aspect double glazed opaque window.

## Loft Room

A versatile loft room that is fully carpeted. Two Velux windows of an Easterly & Westerly aspect both boasting countryside views. Exposed beams and light fittings. Power points.

## Outside

### Front Garden

Off road parking. Decked sitting area with steps to the rear courtyard.

### Rear Garden

Rear courtyard. Access to the garage. Potential for further parking.

## Garage

22' 4" x 12' 4" narrowing to 11' 3" (6.81m x 3.76m narrowing to 3.43m)

Up and over door. Two windows. Gas meter.

## Lease Length & Charges

The vendor informs us there is a 999 year lease which started November 1971 with a peppercorn rent.









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](http://www.focalagent.com)

To view this property please contact Connells on

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: E

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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