



Connells

Governors Lane
Weymouth



Property Description

Set in a highly convenient position within Weymouth's town centre, 'tucked away from the main thoroughfare but still within easy reach of both the harbourside and beach, this fine home enjoys generous accommodation arranged over 3 floors.

The ground floor is home to a charming living/dining room with French Doors opening outside. There is a separate kitchen which offers a good range of wall and base units under worktops.

Bedroom two which features built in wardrobes is situated on the first floor, along with a well presented family bathroom and lastly, Bedroom three enjoying a southerly aspect. Bedrooms one can be found on the second floor which boasts a dual aspect.

Externally, the home enjoys a rear courtyard of a Southerly aspect.

Entrance

Living Room/Dining Room

20' 3" x 13' 2" (6.17m x 4.01m)

Front aspect double glazed bay window, raised fireplace, wall mounted radiator, feature wooden beamed ceiling, skirt boarding, carpeted, stairs to the first floor, part double glazed wooden door to garden, glazed wooden door to leading into: -

Kitchen

16' 5" x 6' 7" (5.00m x 2.01m)

Side aspect Galley room with a range of built-in units, 1 1/2 bowl sink with mixer taps, four ring gas hob, fitted oven and grill, space and plumbing for washing machine, space for fridge, part tiled walls, power points. Loft access. Rear aspect glazed door providing access to the courtyard,



First Floor

Landing

Carpeted. Skirt boarding. Understairs storage cupboard. Door leading into: -

Bedroom Two

13' 4" x 8' 8" (4.06m x 2.64m)

Front aspect room with double glazed window, fitted wardrobe with double doors, single radiator.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Rear aspect room with a double glazed window, single radiator.

Bathroom

Suite comprising of panel enclosed bath with mixer tap, low-level WC, pedestal wash hand basin, part tiled walls, rear aspect window. Tiling.

Second Floor

Bedroom One

15' 2" x 13' 7" (4.62m x 4.14m)

Double aspect room with eaved ceiling, double glazed dormer window to rear and Velux window to front, feature exposed beams, radiator, wall lighting.

Outside

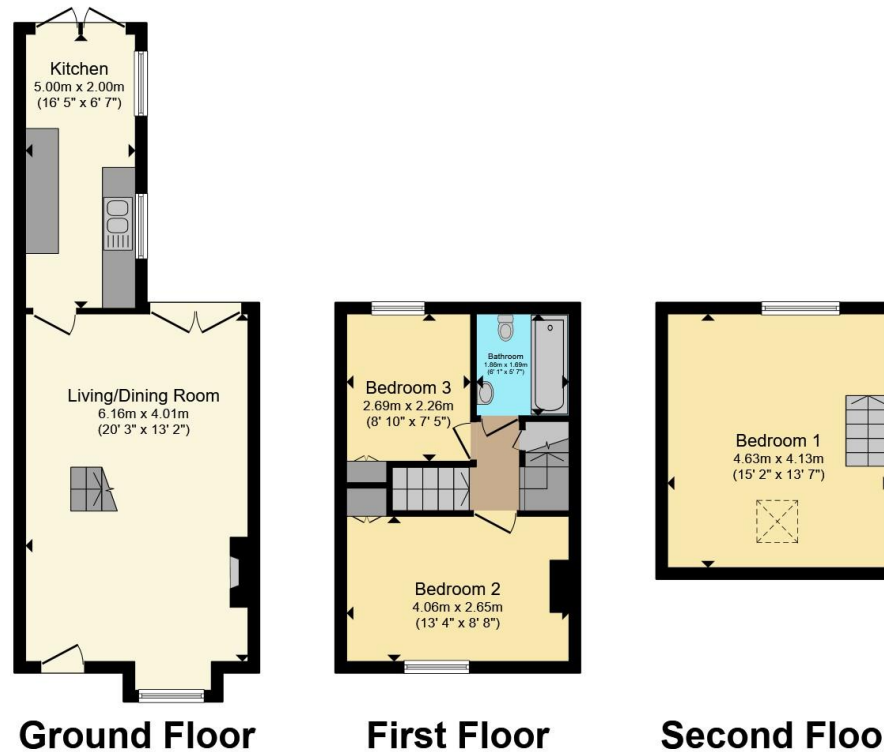
Rear Southerly Courtyard

A private, attractive, fully enclosed, Courtyard garden with ample space for seating, outside tap, flower beds.









Total floor area 81.0 m² (872 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



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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309824



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: WEY309824 - 0007