



Connells

The Finches
Weymouth

The Finches

Weymouth DT3 5QW

for sale
£250,000



Property Description

Entering the property into the hallway there is access to the rear garden and all accommodation. To the right hand side is the living room which is a great size with front window allowing for plenty of light to flood the room creating a fantastic welcoming space and leads into the conservatory. Adjacent is the kitchen, which offers ample workspace and enjoys a window to the side overlooking the garden.

The two bedrooms both positioned to the rear of the property offer space for furnishings with a bathroom suite comprising shower unit, w/c and wash hand basin finishing the accommodation.

Outside the rear garden has been created with plenty of thought, to be enjoyed by any keen gardener. The garden also has rear gated access, leading to an additional enclosed rear area.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Glazed upvc door leading into: -

Hall

Carpeted. Power points. Door leading into: -

Living Room

16' 2" x 13' 8" (4.93m x 4.17m)

Front aspect double glazed window.

Carpeted. Feature fireplace. Skirt boarding.

Coving. Power points. Wall mounted radiators. Rear aspect glazed doors providing access into: -

Conservatory

10' 8" x 7' 3" (3.25m x 2.21m)

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Space for a cooker with cooker hood over. Inset stainless steel sink and drainer unit. Space for a fridge freezer. Space and plumbing for a washing machine. Tiling, Power points. Side aspect double glazed window. Skirt boarding. Coving.



Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m)

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

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m)

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

Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

Suite comprising shower, low level Wc and wash hand basin. Wall mounted heated towel rail. Tiling. Front aspect double glazed window.

Outside

Front Garden

Laid to shingle, steps to the front door.

Rear Garden

Well established and fully enclosed rear garden with paved and shingled areas. Rear gated pedestrian access.

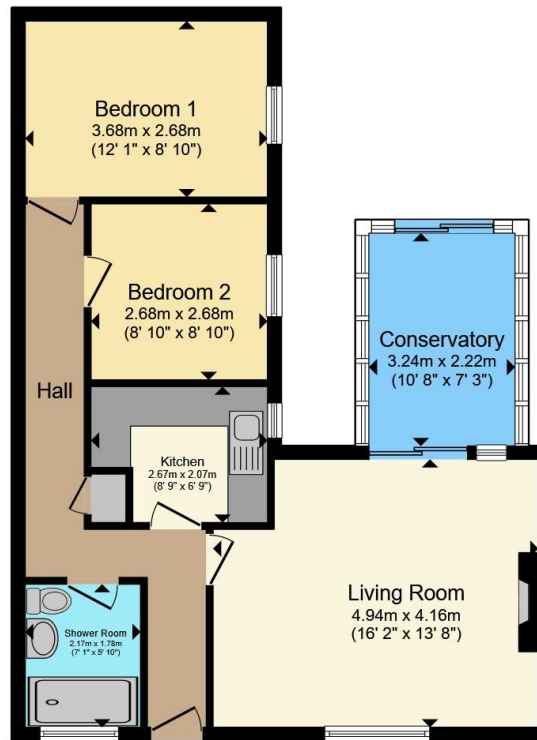
Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Total floor area 63.9 m² (688 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

Connells

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309885



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.

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