



**Connells**

Southdown Road  
Weymouth



### Property Description

This beautifully renovated home is spacious & light with great attention to detail given. Access, via the composite front door opening into a welcoming spacious hallway, stairs rising to the first floor, cloakroom & doors to the following rooms. The open plan kitchen/dining room is the hub of the home. The living space is an excellent size with attractive front window.

The modern kitchen offers a range of wall & base units providing ample storage, plus central island. There is a freestanding Rangemaster oven, a built in microwave, creating a sleek and modern feel with space for appliances. Returning to the hallway, stairs rise to the first floor landing with light side aspect window and doors opening into the following accommodation. Bedroom 2 is an excellent sized double bedroom with an attractive front aspect window. Bedroom 3 is another excellent sized double bedroom with large rear aspect window. The family bathroom is beautifully finished with a modern suite, boasting a roll top bath & separate shower. There is also an additional Bedroom Five/ Study.

From the first floor, stairs rise to the second floor bedroom for the master suite, this is an excellent sized room with en suite and open views to the sea and beyond. Bedroom 4, also a double has a large eaves storage with velux window.

Externally, this home welcomes front & rear enclosed gardens plus a driveway with opportunity for a garage.

#### Entrance

#### Hallway

Wooden style flooring. Wall mounted radiator. Chrome power points. Storage cupboard housing new combination boiler. Skirt boards. Inset spot lighting. Door leading into:-

#### Cloakroom

Suite comprising low level Wc, wash hand basin. Side aspect double glazed window.

#### Living Room

Front aspect double glazed window. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting.

#### Open Plan Kitchen/Diner

Kitchen: Fully fitted shaker style kitchen, with a range of wall and base units with wooden worksurfaces over, with a feature kitchen central island. Inset resin sink and drainer unit. Newly fitted Rangemaster cooker with stainless steel extractor hood over. Integrated microwave. Inset spot lighting. Wooden style flooring. Chrome power points. Rear aspect double glazed french door providing access to rear garden.

Dining Space : Continuation of wooden style flooring, wall mounted radiator, chrome power points. Dual aspect double glazed windows.

## First Floor

### Landing

Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting. Stairs rise to the second floor. Side aspect double glazed window. Door leading into:-

### Bedroom Two

Front aspect double glazed window. Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting.

### Bedroom Three

Rear aspect double glazed window enjoying some sea views. Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting.

### Bedroom Five/Study

Side aspect double glazed window. Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting.

### Bathroom

Impressive suite, comprising roll top bath, fully tiled shower, low level Wc and vanity wash hand basin. Wall mounted chrome heated towel rail. Inset spot lighting.

## Second Floor

### Landing

Newly fitted carpet. Inset spot lighting. Doors leading into:-

### Bedroom One

Rear aspect double glazed window enjoying sea views. Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting. Door leading into:-

### Ensuite

Impressive suite, fully tiled shower, low level Wc and vanity wash hand basin. Wall mounted chrome heated towel rail. Inset spot lighting.

### Bedroom Four

13' 10" x 9' 6" ( 4.22m x 2.90m )

Front aspect Velux window. Newly fitted carpet. Wall mounted radiator. Chrome power points. Skirt boards. Inset spot lighting. Additional large eaves storage cupboard.

### Outside

### Front Garden

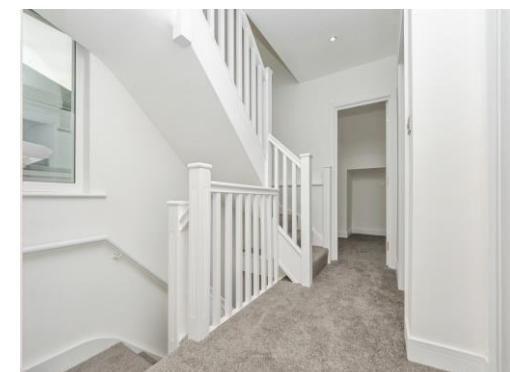
Steps leading to front door.

### South Easterly Rear Garden

Laid to lawn with a variety of planting, will have decked area for outside dining

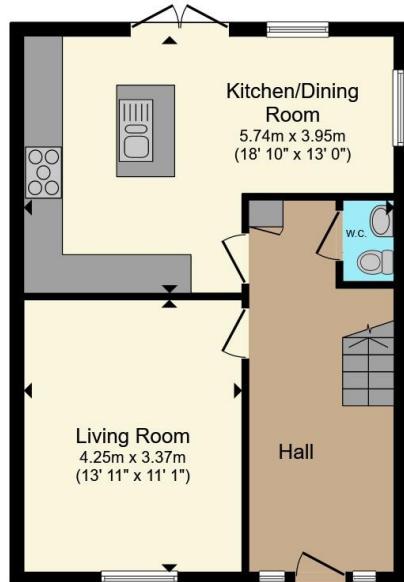
### Driveway

Ample off road parking.

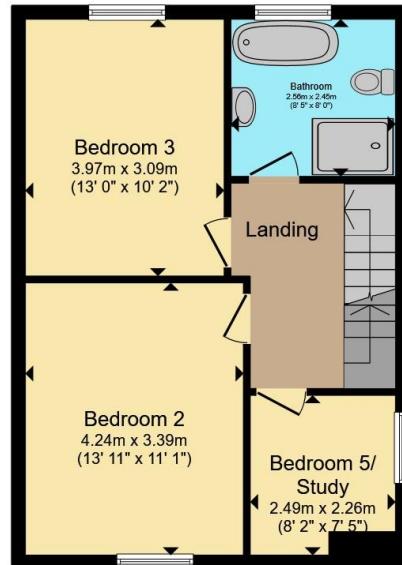




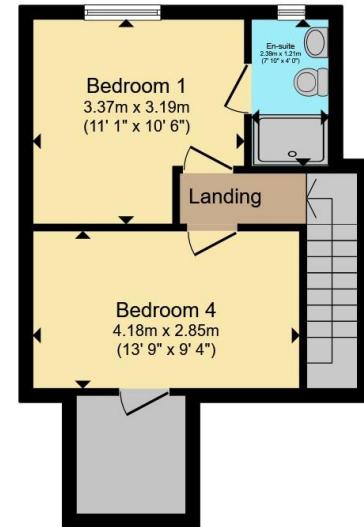




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 127.2 m<sup>2</sup> (1,369 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY309629](http://connells.co.uk/Property/WEY309629)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY309629 - 0007