







### Property Description

Upon approach you enter through the back gate leading into a bright, paved garden to the back door. A level plot, the property boasts two double bedrooms, spacious lounge, dining room, a modern galley kitchen, updated bathroom and spacious westerly rear garden.

The lounge is a generous space allowing room for additional furniture and an area perfect for entertaining and family relaxation. The dining room is located to the front of the home, providing additional space to enjoy. The galley kitchen offers ample work surface, copious amounts of storage, space for modern appliances, gas cooker and separate hob. The two bedrooms, both good sizes have plenty of floor space for additional furniture. The bathroom comprises of a walk in panelled bath with shower over, wash basin and W.C.

Externally you have access to the attached extended garage. The front garden, westerly facing, provides an area perfect for enjoying the summer sun and a glass of wine in the evening.

### Entrance

Glazed upvc door leading into: -

### Conservatory/Dining Room

14' 3" x 7' 5" (4.34m x 2.26m)

Tiled flooring. Power points. Wall mounted radiator. Glazed upvc door leading into: -

### Hallway

Carpeted. Power points. Loft access. Airing cupboard. Wall mounted radiator. Door leading into: -

### Lounge

14' 4" x 17' 1" (4.37m x 5.21m)

Front aspect double glazed window. Side aspect double glazed window. Carpeted. Two wall mounted radiators. Power points. Telephone point. Skirt boarding. Coving.

### Kitchen

6' 7" x 12' 9" (2.01m x 3.89m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurafces over. Inset stainless steel sink and drainer unit. Gas cooker with cooker hood over. Tiling. Power points. Rear aspect double glazed window. Wall mounted radiator.

### Bedroom One

10' 9" x 11' 1" (3.28m x 3.38m)

Front aspect double glazed window. Power points. Television point. Carpeted. Wall mounted radiator.



### Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

Rear aspect double glazed window. Power points. Television point. Carpeted. Wall mounted radiator.

### Bathroom

7' 8" x 7' 1" (2.34m x 2.16m)

Modern fitted suite comprising walk in panelled bath with shower over and glass screen, low level WC and wash hand basin. Two rear aspect double glazed opaque windows. Wall mounted heated towel rail.

### Rear Porch

Side aspect double glazed windows. Power points. Space for white goods. Rear aspect double glazed upvc door providing access to the garden.

### Outside

#### Westerly Front Garden

The front garden, westerly facing, provides an area perfect for enjoying the summer sun and a glass of wine in the evening. Laid to lawn with a variety of planting and hedges.

#### Easterly Rear Garden

Fully enclosed paved area, with rear gated access. Water supply. Raised flower beds. Door leading into the garage.

### Garage

24' 7" x 9' (7.49m x 2.74m)

Up and over door. Power and lighting.

### 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.



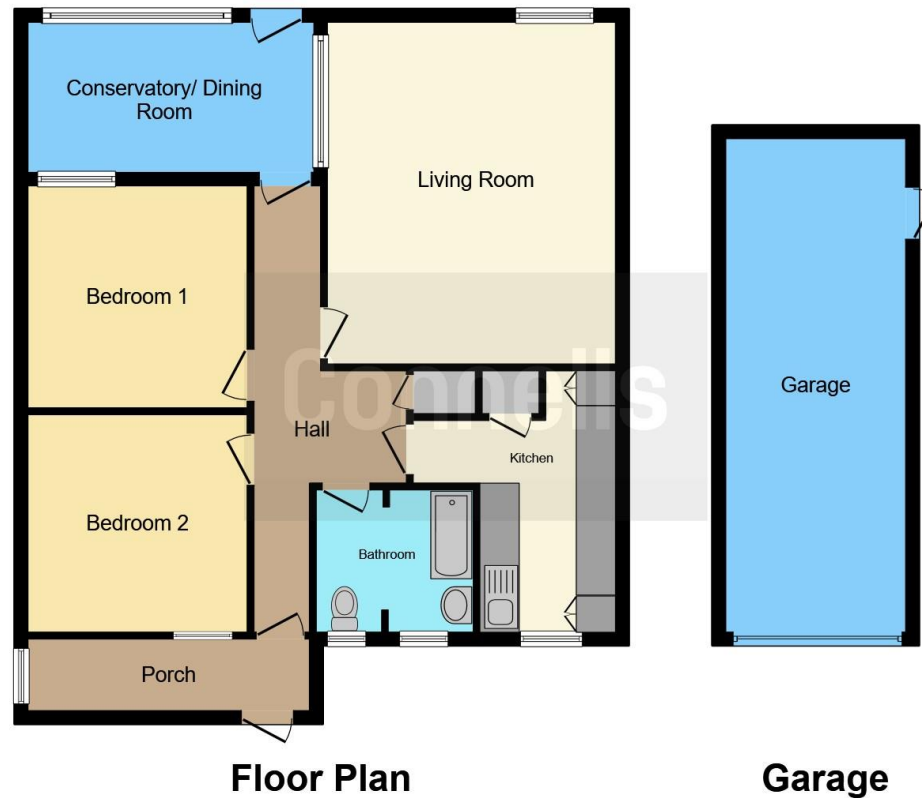












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**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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