



27 Granville Road, Weymouth – DT4 0BQ
£155,000



27 Granville Road

Weymouth

Modern ground floor flat with private entrance, two bedrooms, wet room, sleek kitchen, private and communal gardens, storage, low service charge, parking, and direct Rodwell Trail access. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private front entrance
- Private front garden
- Approximately £55 PCM service charge
- Communal rear garden with private back door
- Modern kitchen
- Integrated appliances
- Ground floor, two bedroom apartment
- Modern style wet room
- Wooden flooring throughout
- Secure storage area in rear garden
- Ample non-allocated parking
- Direct access to Rodwell Trail
- Conveniently positioned for nearby amenities and transport links





Lounge

12' 2" x 10' 2" (3.70m x 3.10m)

Accessed via a UPVC front door, this front-aspect room features a double-glazed window, wooden floorboards, ceiling coving, picture rails, ceiling light, and power points with USB sockets as well as an opening into...

Kitchen

8' 10" x 5' 7" (2.70m x 1.70m)

Modern rear-aspect kitchen fitted with a range of eye- and base-level units, double-glazed window, domino 2-ring hob, tiled walls, ceiling coving, incorporated eye-level oven, an obscured UPVC door leading to the rear of the property and space for white goods..

Wetroom

8' 2" x 5' 7" (2.50m x 1.70m)

Rear-aspect, recently modernised wet room featuring an obscured double-glazed window, rainfall and handheld shower heads, hand wash basin with stainless steel taps, low-level W/C, heated towel rail, and extractor fan.

Bedroom 1

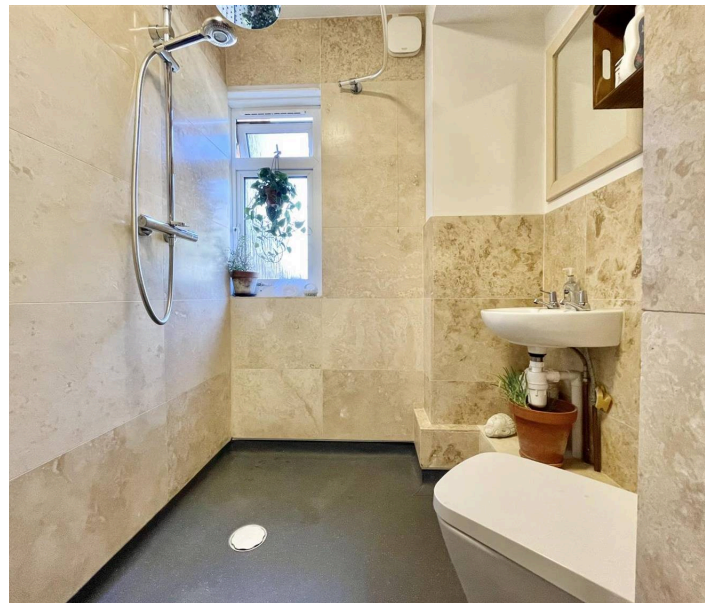
12' 2" x 10' 2" (3.70m x 3.10m)

Front-aspect double bedroom with double-glazed window, picture rails, ceiling coving, wooden floorboards, power points, and ceiling light. Currently being used as a second reception.

Bedroom 2

9' 6" x 7' 7" (2.90m x 2.30m)

Rear-aspect bedroom with obscured double-glazed window, ceiling coving, radiator, hanging rails, power points, and ceiling light.





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FRONT GARDEN

Granville Road benefits from a private front garden, fully enclosed with a brick wall and fencing. The space features gravelled and concrete-laid areas, with an archway to the front leading to the flat entrance.

REAR GARDEN

To the rear, Granville Road offers two external storage cupboards providing ample storage. A brick-paved communal area includes side access via a metal gate.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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