

DIRECT



MOVES



## Sussex Road , Weymouth DT4 0PL

- Three bedroom
- Excellent opportunity for families and individuals alike.
- Own driveway
- Walking distance to Weymouth town centre
- Family home
- Generous rear garden
- Excellent school catchment area
- Regular bus service

**Offers Over £260,000 Freehold**



**Entrance**

Double glazed uPVC door to porchway. Further door through to;

**Hallway**

Stairs to first floor, door to lounge.

**Lounge**

Front aspect room with double glazed bay window, under stairs space, fireplace, wall mounted radiator, door to;

**Kitchen /Diner**

12'0" x 8'0"

Rear aspect room with dual aspect window. Kitchen suite comprising of a range of base and eye level units, wall mounted boiler, space for white goods, space and plumbing for washing machine, stainless steel sink unit with drainer, space for fridge freezer and space for cooker, wall mounted radiator, and space for dining. Door to down stairs WC and cupboard. Double glazed obscured door to rear garden.

**Downstairs WC**

Fully tiled suite with low level WC, hand wash basin and wall mounted radiator.



### First floor landing

Doors to all bedrooms and bathroom.

### Bedroom one

Rear aspect room with double glazed window overlooking rear garden. Wall mounted radiator and power points.

### Bedroom two

10'11" x 8'0"

Front aspect room overlooking front parking area.

### Bedroom three

Front aspect room with double glazed window overlooking front parking area and wall mounted radiator.

### Bathroom

Rear aspect room with double glazed obscured window. Fully tiled suite with panel enclosed bath, low level WC and pedestal hand wash basin.

### Front of the property

To the front of the property there is block paved off road parking for three cars.

### Rear Garden

Laid to patio slabs to the immediate rear of the property, steps to concrete pathway that extends to the rear of the garden. Long grass area with hedge borders and mature shrubbery.



Local Authority  
Council Tax Band **B**  
EPC Rating **C**



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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