



1 Dumbarton Road
Weymouth, DT4 9BX

Asking Price £307,500 Freehold

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A Well presented three double bedroom terrace house situated in the highly sought- after residential area in Wyke Regis, Weymouth. This spacious property features a large modern kitchen diner, a good sized main bedroom with a en- suite shower room and generous living accommodation throughout. Outside, there is a large rear garden and a driveway providing off road parking for two cars. Ideally located close to local amenities, schools and coastal walks. This is an excellent family home in a popular location.

Porch
3'7" x 5'2" (1.1 x 1.6)

Entrance Hall

Living Room
10'2" x 12'1" (3.1 x 3.7)
Window to Front

Kitchen Diner
18'4" x 9'10" (5.6 x 3.0)
Fitted kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below Fitted four ring gas hob and electric oven, wall mounted cupboards, space for fridge freezer, washing machine and dishwasher. Fitted utility Cupboard
Patio doors leading to rear garden

Bedroom 1
12'1" x 11'9" (3.7 x 3.6)
Velux window and Eaves Storage either side

En- Suite
5'2" x 5'10" (1.6 x 1.8)
Tiled shower room with fitted cubicle shower WC and wash hand basin and Velux window

Bathroom
5'2" x 7'6" (1.6 x 2.3)
Fitted panel bath and wall mounted shower with tiled splashback, WC, Wash hand basin.

Bedroom 2
10'9" x 9'10" (3.3 x 3.0)
Built in wardrobe and window to front





Bedroom 3

10'5" x 9'6" (3.2 x 2.9)

Window to rear and 2x Fitted Wardrobes

Outside

Good sized garden to rear, with ample patio area, lawn and boarder's.

Parking

Driveway For 2 cars

Council Tax

Band B with Dorset Council

Flood Risk

Very low risk from rivers sea or surface water

Construction

Traditionally built under a pitched roof

Phone & Broadband Signal Strength & Coverage

Mobile phone signals O2, Vodafone, 3 are strong & EE is average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 5 mbps superfast 80 mbps ultrafast 1800mbps

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

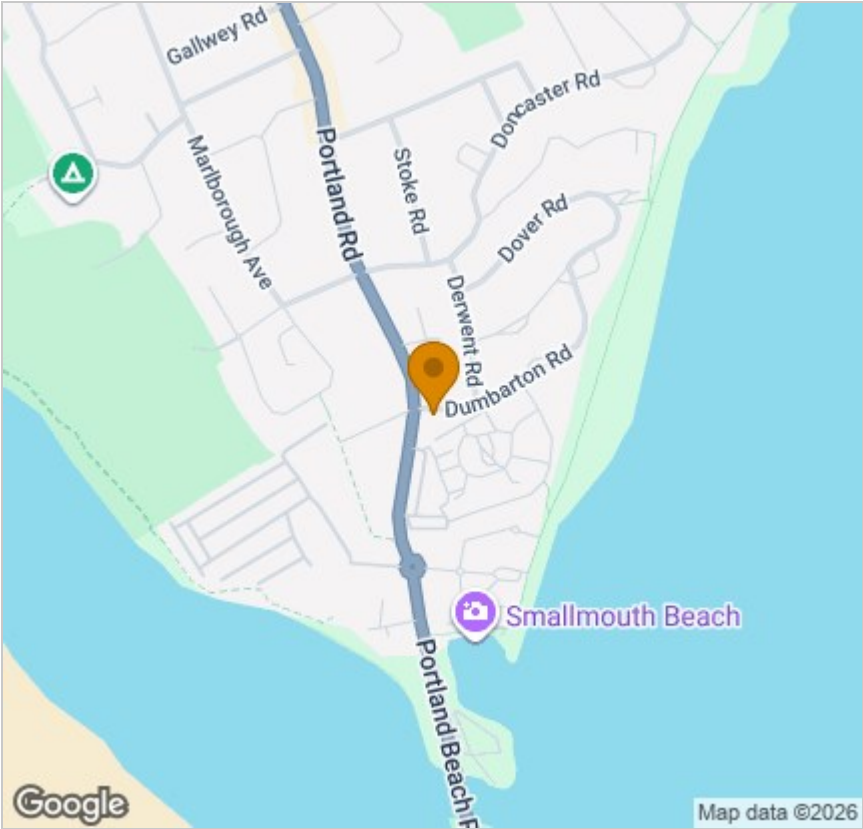


Viewing

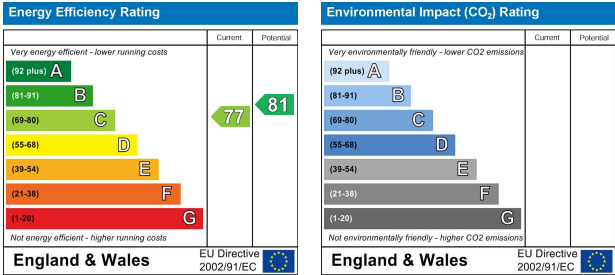
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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