



39 Meadow View Road  
Weymouth, DT3 5PB

**£220,000 Freehold**

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## 39 Meadow View Road

Weymouth, DT3 5PB

A two bedroom end of terrace house located in a convenient area close to Upwey Train Station and good local amenities off Littlemoor Road. The property has recently been refurbished and is offered for sale vacant with no forward chain, there is also gas central heating and upvc double glazed windows, the bathroom suite has just been refitted and there is an allocated parking space close by as well as on street parking

### Lounge

18'0" x 12'4" (5.50 x 3.78)

### Kitchen

12'4" x 7'5" (3.78 x 2.28)

Fitted with units comprising sink unit set into worktops with drawers and cupboards below, wall mounted cupboards, cooker included space for fridge freezer and space for washing machine, wall mounted gas boiler and door to rear garden

### Landing

### Bedroom 1

12'4" x 8'8" (3.78 x 2.66)

Built in cupboard

### Bedroom 2

9'8" x 8'10" (2.96 x 2.71)

Built in cupboard

### Bathroom

Newly fitted bathroom suite offering panel bath with panelling above and a shower wash hand basin and WC window to side

### Parking

One allocated parking space close by

### Garden

Small garden area to the front laid to lawn, to the rear is an enclosed garden mainly laid to lawn





### **Council Tax**

Band B with Dorset Council

### **Utility Supplies**

Mains gas electric water and drainage connected

### **Flood Risk**

Very low risk from rivers sea and surface water

### **Phone and Broadband signal strength and coverage**

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

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 20 mbps superfast 80 mbps ultrafast 1800 mbps

### **Construction**

Traditional cavity construction with brick elevations under a pitched roof

### **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



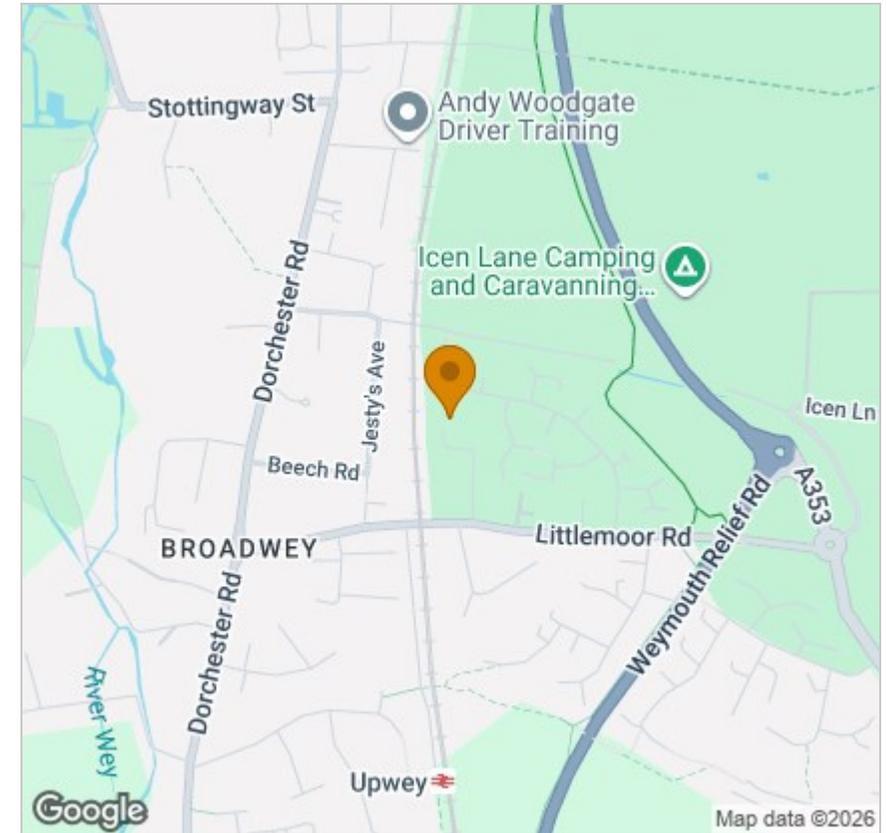
## Viewing

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

