



10 St Leonards Road  
WEYMOUTH, DT4 8LE

**Asking Price £225,000 Freehold**

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## 10 St Leonards Road WEYMOUTH, DT4 8LE

An opportunity to acquire a two bedroom end of terraced character cottage situated close to the sought after Brewers Quay, Weymouth Harbour side, Newtons Cove and town centre. The property has a living room, dining room, kitchen and shower room to the ground floor, gas central heating, UPVC double glazed windows, and a rear court yard garden, being sold with vacant possession and no forward chain.

### LIVING ROOM

13'1" x 11'9" (4m x 3.60m)

Window to front, fireplace, panel radiator, exposed beams, laminate flooring, meter cupboard, and stairs to first floor.

### DINING ROOM

13'1" x 6'6" (4m x 2m)

Panel radiator, laminate floor, and storage cupboard.

### KITCHEN

7'10" x 7'2" (2.41m x 2.20m)

Window to rear, range of eye level base and wall storage cupboards, electric cooker point, space for fridge, wall mounted 'Viessmann' boiler, stainless steel sink with mixer taps, and tiled flooring and splash backs.

### LOBBY

Door to garden, and vinyl flooring.

### SHOWER ROOM

Tiled shower cubicle, vinyl flooring, and heated towel rail.

### CLOAKROOM

Window to side and rear, low level WC, wash hand basin, panel radiator, and vinyl flooring.

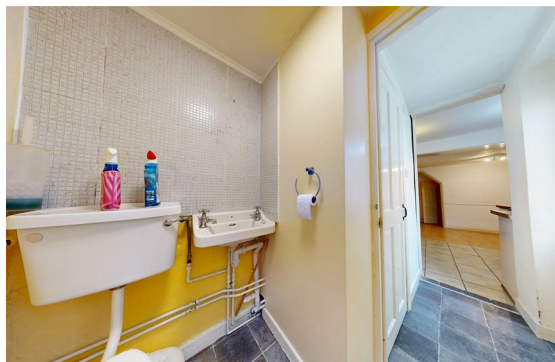
### FIRST FLOOR

Doors to:

### BEDROOM ONE

13'1" x 10'5" (4m x 3.20m)

Window to front, fireplace and storage alcove, and panel radiator.





## **BEDROOM TWO**

12'9" x 7'3" (3.90m x 2.22m)

Window to rear, fireplace, storage alcove, loft hatch, and panel radiator.

## **OUTSIDE**

To the rear is an enclosed courtyard garden.

## **COUNCIL TAX**

Band B

## **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

## **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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

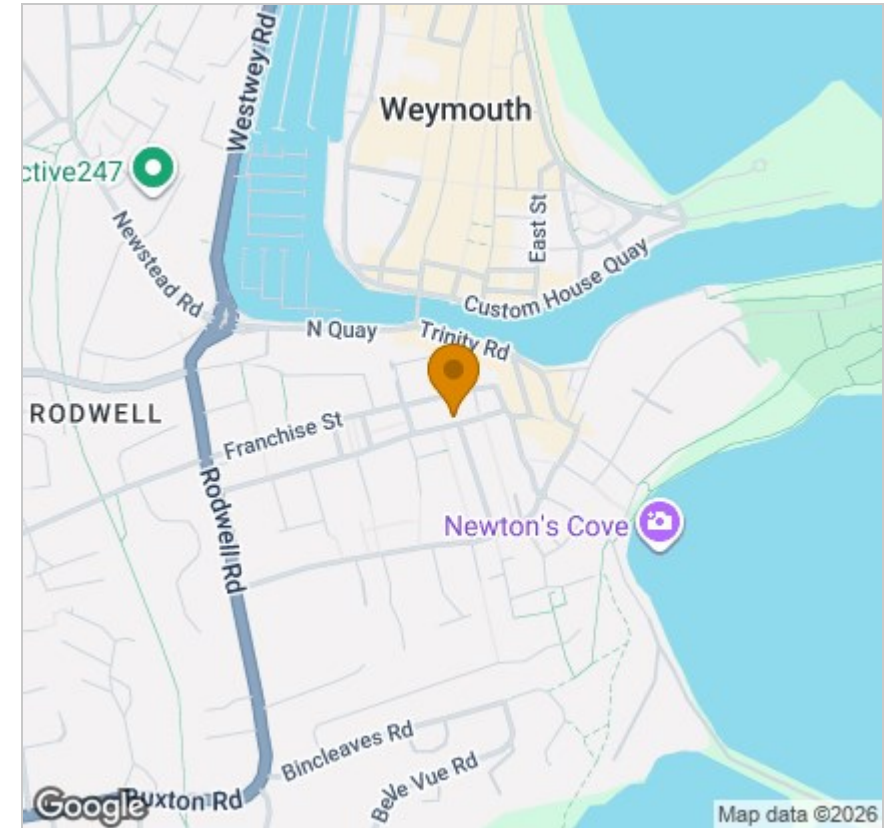


## Viewing

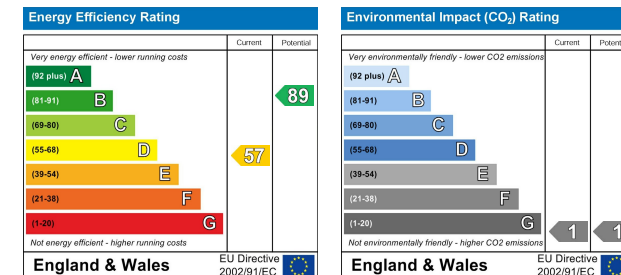
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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