



Instinct Guides You



## Parkmead Road, Weymouth Offers In Excess Of £230,000

- Large Cabin In Garden
- Two Double Bedrooms
- Family Bathroom & Ensuite
- Mature Attractive Garden
- Open Plan Lounge Dining Room
- Close To Amenities & Bus Route



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Offering two double bedrooms, bathroom AND EN-SUITE this well proportioned two bedroom home offers comfortable living close to range of amenities. The home benefits a mature rear garden with BEAUTIFULLY FINISHED CABIN offering superb versatility.

The ground floor begins with an entrance hallway leading into a spacious living room, which opens through to the front facing dining room. The living room offers space for a range of furniture and the room enjoys a south facing window that beautifully illuminates the space.

From here, a door leads into the kitchen that offers a range of fitted shaker style cabinetry and room for white goods. The kitchen flows though to the ground floor bathroom that comprises a bath with shower over, hand basin and W.C set against decorative tiling.

Stairs rise to the first-floor landing, where doors open to two well-sized double bedrooms. The main bedroom benefits from an ensuite shower room and a large built-in wardrobe, while the second bedroom enjoys generous proportions and a pleasant outlook towards the Isle of Portland.

Outside, a front gate and pathway lead to the entrance, with a small garden area planted with shrubs. The rear garden offers an initial patio area with further planting beyond, along with a pathway leading to a beautifully finished cabin with fibreglass roof, offering a superb space and excellent versatility.

**Dining Room 10'0" x 9'7" max (3.05 x 2.94 max)**

**Living Room 15'1" max x 8'7" (4.62 max x 2.64 )**

**Kitchen 15'1" x 7'7" max (4.62 x 2.33 max)**

**Bathroom 8'3" max x 7'9" max (2.53 max x 2.38 max )**

**Bedroom One 8'9" max x 10'4" max (2.68 max x 3.15 max )**

**Ensuite 6'3" x 5'2" (1.93 x 1.58)**

**Bedroom Two 9'11" max x 15'1" max (3.04 max x 4.62 max )**

**Cabin One 8'9" x 8'11" (2.68 x 2.72)**

**Cabin Two 8'11" x 3'10" (2.72 x 1.19)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	