Larkspur Close

, Weymouth DT4 7UB

- Two Bedroom Terraced Home
- Off Road parking
- Highly sought after location
- Short walk to Weymouth Seafront
- immaculately presented throughout
- Low maintenance rear garden with Conservatory
- Ample local Amenities

Offers Over £255,000 Freehold

Entrance Hallway

Welcoming entrance hallway with original dado rails and ceiling coving, with stairs leading to the first floor. A glazed panel door opens into the living room.

Living Room

14'9" x 13'1"

Front aspect living space featuring a bay-style double glazed window, dado rails, and ceiling coving. Cleverly designed under-stairs storage and shelving make excellent use of space. Includes a wall-mounted radiator and provides seamless access into the kitchen.

Kitchen

8'6" x 12'5"

A well-equipped, rear aspect kitchen with tiled flooring, a range of eye and base level units, and an integrated stainless steel sink with drainer and mixer tap. Includes space for white goods and a freestanding oven with extractor fan above. Double glazed window and sliding doors lead to the conservatory.

Conservatory
A bright and spacious triple aspect conservatory with double glazed panels throughout. Sliding doors provide access to both the kitchen/diner and the rear garden, making this an ideal entertaining space.

Rear Garden
A fully enclosed rear garden with wooden gate offering rear access. The garden is divided into distinct zones including a lawned area, patio, and concrete space. A charming 36 [verify: perhaps a typo or unit missing] area sits at the rear alongside a wooden storage shed. Double glazed sliding doors open into the conservatory.

First Floor Landing
Featuring dado rails, loft access via hatch, and an airing cupboard housing the Vaillant combination boiler (approx. 4–5 years old). Provides access to both bedrooms and the bathroom.

Bedroom One
11'9" x 9'10"
A spacious front aspect double bedroom with double glazed window, built-in wardrobes offering hanging and shelf storage, dado rails, ceiling coving, and a wall-mounted radiator.

Bedroom Two
11'9" x 6'6"
A rear aspect bedroom overlooking the garden, with double glazed window, wall-mounted radiator, ceiling coving, and dado rails.

Bathroom
8'2" x 5'6"
Fully tiled, rear aspect bathroom with an obscured double glazed window. Features a wall-to-wall bathtub with stainless steel mixer tap, handheld and rainfall shower attachments, a hand wash basin with integrated storage, and a heated towel rail.

Loft
Fully boarded and insulated, ideal for storage.

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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Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
https://directmoves.com/

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