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Lanehouse Rocks Road
Weymouth



Property Description

The property is entered via the front door into a central hallway offering additional space, with stairs rising to the first floor. To the left of the hallway, there is a cloakroom, while the kitchen is positioned to the rear of the property. The kitchen/diner is fitted with a range of modern wall and base units, contrasting work surfaces and ample space for dining.

To the right, stretching the length of the property, the lounge provides a bright and spacious reception area with plenty of room for seating and additional furniture. French doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent connection to the outdoor space.

On the first floor, there are two bedrooms arranged around the landing. Bedroom one is a comfortable double room positioned to the front aspect, while bedroom two also offers good proportions. The family bathroom is fitted with a bath and shower over, wash hand basin and WC.

Outside, the rear garden has been designed for ease of maintenance, featuring a combination of patio and lawn enclosed by fencing. The property also benefits from two allocated parking spaces within a nearby area.

Curtis Way is conveniently located for access to local amenities, schools and transport links, with Weymouth's town centre and coastline within easy reach.

Entrance

Glazed composite door leading into: -

Hallway

Band A PEA LVT flooring. Power points. Stairs rise to the first floor. Door leading into: -

Cloakroom

Low level WC and wash hand basin. Tiling. Skirt boarding. Wall mounted radiator. Band A PEA LVT flooring. Underfloor heating. Front aspect double glazed opaque window.

Living Room

17' 5" x 10' 10" (5.31m x 3.30m)
Front aspect double glazed window, enjoying a southerly open aspect. Skirt boarding. Wall mounted radiator. Band A PEA LVT flooring. Underfloor heating. Rear aspect double glazed french doors providing access to the garden.



Kitchen/ Breakfast Room

11' 10" x 11' 1" (3.61m x 3.38m)

Fully fitted contemporary kitchen with a range of wall and base units with worksurfaces over.

Inset sink and drainer unit. Double oven, touch control hob, cooker hood over.

Integrated dishwasher. Space for a fridge freezer and plumbing for a washing machine. Inset spot lighting. Tiling. Understairs storage cupboard. Skirt boarding. Wall mounted radiator. Band A PEA LVT flooring. Underfloor heating. Rear aspect double glazed window enjoying views over the rear garden. Rear aspect double glazed door providing access to the garden.

First Floor

Landing

Rear aspect double glazed window. Cupboard housing hot water cylinder. Carpeted. Door leading into: -

Bedroom One

14' 3" x 8' 6" (4.34m x 2.59m)

Front aspect double glazed window, enjoying a southerly open aspect. Carpeted. Skirt boarding. Wall mounted radiator. Power points. Walk in storage cupboard.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

Front aspect double glazed window, enjoying a southerly open aspect. Carpeted. Skirt boarding. Wall mounted radiator. Power points.

Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

Impressive suite, comprising panel bath with shower screen, low level WC with concealed cistern and wash hand basin. Heated towel rail.

Outside

Rear Garden

Fully enclosed rear garden laid to lawn with an initial paved section. Rear gated access.

Allocated Parking

Two allocated parking spaces.

Service Charge

Curtis Fields Management company looks after the communal areas of the site, there is an annual service charge to cover this of £295.

Agents Note: Central Heating

Photo Voltaic Panels and Battery - The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor.

Photo Voltaic panel are on the roof producing circa 1.6 KW plus there is approx. 5 KW of battery storage.

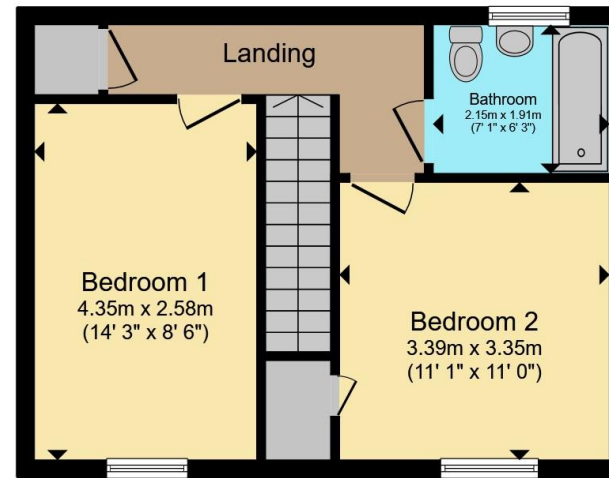








Ground Floor



First Floor

Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: A Council Tax
 Band: C

Tenure: Freehold

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