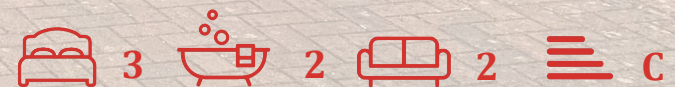




12 Brentmere Close
Redlands Weymouth, DT3 5FE

Asking Price £425,000 Freehold



12 Brentmere Close

Redlands Weymouth, DT3 5FE

A spacious three bedroom detached house, located in this desirable residential cul-de-sac position at Redlands, and close to good local amenities. The property benefits a fitted kitchen, two reception rooms, ground floor cloakroom, bathroom and en-suite shower room, gas central heating, UPVC double glazed windows, a single garage with off road parking, and a private rear garden. Being sold with vacant possession and no forward chain, must be viewed.

ENTRANCE HALL

Panel radiator, under stair storage cupboard, coved ceiling and stairs.

CLOAKROOM

Window to rear, panel radiator, low level WC, wash hand basin, and tiled splash backs.

LIVING ROOM

18'4" x 11'5" (5.60m x 3.50m)

Double aspect room, doors to garden, coved ceiling, spot lights and two panel radiators.

KITCHEN

11'1" x 8'2" (3.40m x 2.50m)

Window and doors to rear, range of eye level base and wall units with roll top work surfaces, one and a quarter bowl stainless steel sink with mixer tap, tiled splash backs and flooring, built in double oven with gas hob and extractor fan above, integrated washing machine and dish washer, space for fridge freezer, wall mounted 'Worcester' boiler, spot lights and panel radiator.

DINING ROOM

11'1" x 9'6" (3.40m x 2.90m)

Window to front, panel radiator, spot lights and coved ceiling.

FIRST FLOOR LANDING

Double aspect, loft hatch, airing cupboard housing hot water cylinder and panel radiator.

BEDROOM ONE

11'5" x 11'1" (3.50m x 3.39m)

Window to front, panel radiator, coved ceiling and door to:

EN- SUITE SHOWER ROOM

Window to side, walk in glazed shower cubicle with wall mounted shower, low level WC, wash hand basin, chrome heated towel rail, tiled splash backs and extractor fan.

BEDROOM TWO

11'5" x 8'5" (3.48m x 2.58m)

Window to rear, panel radiator and coved ceiling.





BEDROOM THREE

11'5" x 9'6" (3.48m x 2.92m)

Window to front, panel radiator and coved ceiling.

BATHROOM

Window to rear, panel bath with mixer tap and hand shower attachment, low level WC, wash hand basin, chrome heated towel rail, tiled splash backs and extractor fan.

OUTSIDE

To the front there is a single garage with up and over door and eaves storage, additional off road parking, a front garden area laid to gravel with surrounding hedgerow. There is side access to the rear private enclosed garden with a paved patio, lawn area and mature shrubs and trees, hedgerow, fencing and water tap.

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 8 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

