



Connells

Rodwell Street
Weymouth



Property Description

The sitting room, situated at the front of the property, is a bright and airy space with room for furniture with access from the hallway leading through to a dining room and recently fitted kitchen. The modern kitchen is a good size with a range of high gloss cabinets, ample work surfaces and built in appliances. Finishing the ground floor is the impressive bathroom.

Ascending to the first and second floors there are four generous sized bedrooms. To the first floor is bedroom one spanning the width of the property and bedroom four. The second floor is two further bedrooms with views being enjoyed to the rear and again a spacious room spanning the width of the property with plenty of space for all bedroom furniture.

The rear courtyard is a great place for a table and chairs to relax and enjoy the sunshine.

Entrance

Door leading into: -

Porch

Glazed wooden door leading into: -

Hallway

Carpeted. Stairs rise to the first floor. Door leading into: -

Sitting Room

11' 9" x 11' 8" (3.58m x 3.56m)

Front aspect double glazed window. Wall mounted radiator. Power points. Feature fireplace. Skirt boarding. Period covings.

Dining Room

10' 10" x 10' (3.30m x 3.05m)

Wooden style flooring. Wall mounted radiator. Skirt boarding. Covings. Power points. Arch leading into: -

Kitchen

10' 9" x 7' 8" (3.28m x 2.34m)

Fully fitted kitchen with a range of high gloss wall and base units with work surfaces over. Inset stainless steel sink. Inset electric oven and hob. Integral fridge freezer. Tiling. Power points. Space and plumbing for a washing machine. Space for fridge freezer. Wall mounted boiler. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the courtyard.

Bathroom

10' 10" x 6' 9" (3.30m x 2.06m)

Impressive suite, comprising sunken bath, low level WC and wash hand basin. Wall mounted radiator. Tiling. Rear aspect double glazed window.



First Floor Landing

Carpeted. Rear aspect glazed sash window. Door leading into: -

Bedroom One

15' 3" x 11' 7" (4.65m x 3.53m)

Front aspect double glazed bay window. Carpeted. Skirt boarding. Feature fireplace with surround. Power points. Wall mounted radiator.

Bedroom Four

10' 10" x 9' 11" (3.30m x 3.02m)

Rear aspect glazed sash window. Carpeted. Skirt boarding. Power points. Wall mounted radiator. Feature fireplace.

Second Floor Landing

Carpeted. Loft access. Door leading into: -

Bedroom Two

15' 3" x 11' 6" (4.65m x 3.51m)

Front aspect double glazed window enjoying some distant views toward Newtons Cove. Carpeted. Power points. Wall mounted radiator.

Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m)

Rear aspect glazed sash window enjoying direct views over Weymouth Marina. Carpeted. Power points. Wall mounted radiator.

Outside

Courtyard

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

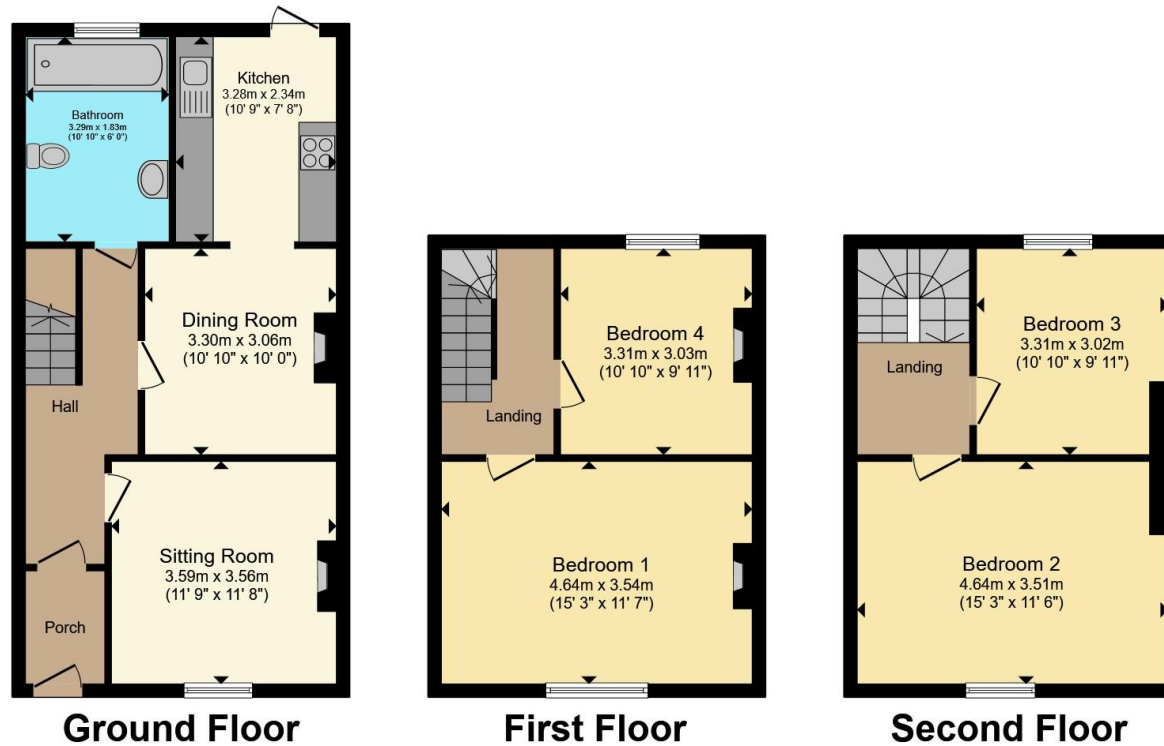
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.









Total floor area 120.3 m² (1,295 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



To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309790



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