



Connells

Kirtleton Avenue
Weymouth



Property Description

A charming period semi detached home situated within a few hundred yards of the beach and the delightful Greenhill Gardens.

Constructed in 1891 with brick elevations under a slate roof, the property offers a host of character features typical of its age and type including period fireplaces, high ceilings and bay windows.

The spacious and flexible interior is ideal for a large or extended family as well as potential for Guest House or bed and breakfast accommodation.

Internally, on the ground floor, an entrance porch leads into a hallway with access to the four reception rooms and a fully fitted kitchen with a range of wall and floor cupboards.

On the first floor three double bedrooms, bathroom & separate wc is located, with the landing having stairs to the second floor and doors to two further.

Outside concrete hardstanding to the front provides off road parking. The rear garden enjoys a westerly facing aspect & is laid to lawn and laid patio. Externally the property also boasting an outbuilding with a shower room.

Entrance

Glazed period door leading into:-

Porch

Wooden style flooring. Glazed period door leading into:-

Hall

Carpeted. Stairs rise to the first floor. Side aspect double glazed window. Side aspect double glazed door providing access to the garden. Understairs storage cupboard. Wall mounted radiator. Power points. Door leading into:-

Sitting Room

17' 10" x 12' 6" (5.44m x 3.81m)

Front aspect double glazed bay window. Carpeted. Power points. Pelmet wall lighting. Period coving. Skirt boarding.

Reception Room

13' x 12' 6" (3.96m x 3.81m)

Side aspect window. Carpeted. Power points. Pelmet wall lighting. Period coving. Skirt boarding. Glazed patio doors leading into:-

Dining Room

19' 2" x 16' 8" (5.84m x 5.08m)

Side aspect double glazed window. Carpeted. Power points. Two skylights. Rear aspect glazed door providing access to the garden. Rear aspect double glazed window enjoying views over the garden. Power points. Coving. Skirt boarding.

Kitchen

12' 8" x 11' 5" (3.86m x 3.48m)

Fully fitted kitchen with a range of wall and base units with wooden worksurfaces over. Insert stainless steel sink and drainer unit. Space and plumbing for a washing machine. Dishwasher. Tumble dryer. Gas cooker with stainless steel cooker hood over. Tiling. Storage cupboard. Power points. Loft access. Side aspect double glazed window. Sliding glazed door leading into:-

Breakfast Room

11' 5" x 9' 9" (3.48m x 2.97m)

Rear aspect double glazed window. Wall mounted radiator. Power points. Skirt boarding.

Cloakroom

Low level WC.

First Floor Landing

Side aspect double glazed window. Carpeted. Skirt boarding. Storage cupboard. Stairs rise to the second floor. Door leading into:-

Bedroom One

13' x 12' 6" (3.96m x 3.81m)

Front aspect double glazed window. Carpeted. Wall mounted radiator. Power points. Wash hand basin. Tiling.

Bedroom Two

13' x 12' 8" (3.96m x 3.86m)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Power points. Wash hand basin. Tiling.

Bedroom Three

11' 1" x 10' 3" (3.38m x 3.12m)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Power points. Wash hand basin. Tiling.

Wc

Low level Wc. Side aspect double glazed window.

Bathroom

Front aspect double glazed opaque window. Paneled bath, low level Wc and wash hand basin. Tiling. Wall mounted radiator.

Second Floor Landing

Carpeted. Eaves storage. Side aspect double glazed window. Loft access. Door leading into:-

Bedroom Four

14' 1" x 8' 9" (4.29m x 2.67m)

Front aspect double glazed window. Carpeted. Wall mounted radiator. Power points. Wash hand basin. Tiling. Fitted wardrobes.

Bedroom Five

12' 2" x 8' 10" (3.71m x 2.69m)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Power points. Wash hand basin. Tiling. Fitted wardrobes.

Outside

Outbuilding

12' 8" x 8' 7" (3.86m x 2.62m)

Side aspect double glazed window. Side aspect double glazed upvc door.

Shower Room

12' 8" x 8' 7" (3.86m x 2.62m)

Side aspect double glazed window. Fitted shower with glass screen. Wash hand basin. Tiling. Extractor fan. Side aspect double glazed upvc door.

Rear Westerly Garden

Impressive westerly facing rear garden, initial patio area with the rest laid to lawn. Variety of planting and shrubs enclosed by fencing.

Driveway

Ample off road parking for two vehicles.

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.

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Total floor area 224.6 m² (2,418 sq.ft.) approx

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To view this property please contact Connells on

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EPC Rating: E Council Tax Band: E

Tenure: Freehold

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