



Dorchester Road
Weymouth DT3 5BT

for sale offers in excess of
£260,000



Property Description

A two/three bedroom Grade II listed cottage that offers well planned accommodation that would make an ideal small family home or a perfect holiday home as it offers plenty of character including ceiling beams and an exposed brick fire place. Outside there is a fully enclosed garden with gated rear access.

Entrance

Door into:-

Hallway

Door leading into:-

Kitchen

11' 10" x 14' 9" (3.61m x 4.50m)

Fully fitted kitchen with a range of wall and base units with wooden worksurfaces over, incorporating a single bowl sink. Space for a fridge and freezer. Space for cooker. Double glazed window to side. Feature exposed beams. Power points. Stairs to first floor. Understairs storage. Wall mounted Radiator.

Lounge

10' 2" x 14' 9" (3.10m x 4.50m)

Front aspect glazed sash window. Wall mounted radiator and decorative fireplace. Power points. Television point. Feature exposed beams.

Utility Room

9' 4" x 5' 7" (2.84m x 1.70m)

Double glazed window to rear. Plumbing and space for washing machine. Space for undercounter freezer. Space for a tumble dryer. Inset spot lighting.

Bathroom

Suite comprising paneled bath with shower over, low level Wc and wash hand basin. Wall mounted chrome heated towel rail. Tiling. Rear aspect glazed window.

Study/ Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Front aspect glazed window. Side aspect glazed window. Carpeted. Power points.

First Floor

Landing

Stairs from ground floor. Doors to

Bedroom One

14' 4" max x 9' 11" (4.37m max x 3.02m)

Side aspect glazed sash window. Wall mounted radiator. Power points. Television point.
Carpeted. Walk in wardrobe.

Bedroom Two

11' 10" max x 11' 8" max (3.61m max x 3.56m max)

Front aspect glazed window. Wall mounted radiator. Carpeted. Power points.

Outside

Southerly Rear Garden

Fully enclosed South Facing rear garden with steps up to lawn.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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