



Ranelagh Road

Weymouth Town Centre, Weymouth DT4 7JE

- Beautifully Maintained Terraced Property
 - Contemporary Kitchen
- Lounge & Dining Room with Woodburning Stove
 - Gas Central Heating & Double Glazing
- Close to Weymouth Town Centre & Award Winning Beaches
- Three Bedrooms & Loft Room
- Ground Floor Utility Room with WC
- Spacious Stunning Bathroom
- Low Maintenance Rear Courtyard Garden
- Vendor Suited

Guide Price £275,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

11'10" max x 13'10"

Dining Room

10'1" max x 14'9"

Kitchen

9'2" max x 16'12" max

Lobby

WC / Utility

6'8" x 6'11"

FIRST FLOOR

First Floor Landing

Bedroom One

Bedroom Two

11'10" max x 12'8"

Bedroom Three

6'2" x 10'3"

Bathroom

8'11" max x 11'1"

SECOND FLOOR

Loft Room

15'7" max x 12'4" max

OUTSIDE

Rear Garden

We are delighted to offer for sale this beautifully presented and deceptively spacious period family home, finished to an excellent standard throughout and retaining many character features alongside modern comforts including gas central heating and double glazing. The accommodation comprises two reception rooms, a contemporary fitted kitchen, three well-proportioned bedrooms, a usable loft room, a stunning first-floor bathroom and a ground-floor WC/utility, with a rear courtyard garden.

An entrance door opens into a reception lobby, leading to a welcoming hallway filled with natural light and featuring an attractive staircase with storage beneath. The lounge is beautifully presented with a cast-iron log-burning stove and two front-aspect double-glazed windows. An archway leads into the spacious dining room, offering ample space for family dining and featuring an ornamental fireplace and double-glazed French doors opening onto the courtyard garden.

The kitchen is immaculately presented and fitted with contemporary wall and base units, an integral five-ring gas hob, eye-level double electric oven, extractor hood and dishwasher,

with a side-aspect window. A rear lobby provides access to the garden and a ground-floor cloakroom/utility, fitted with modern storage units, vanity wash hand basin, WC and plumbing for a washing machine.

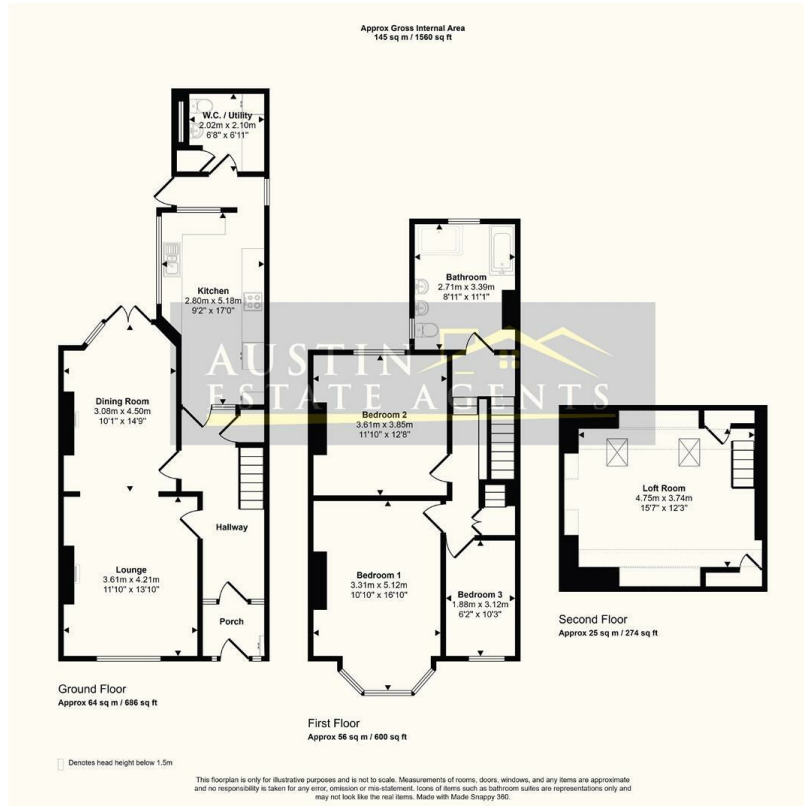
The first-floor landing is tastefully decorated and provides access to three bedrooms and the family bathroom, as well as stairs leading to the loft room. Bedroom one enjoys a large front-facing bay window, bedroom two overlooks the rear garden, and bedroom three is also a generous double. The family bathroom is a standout feature, comprising a walk-in shower, freestanding roll-top bath, dual wash hand basins, WC and contemporary tiling. The second-floor loft room is insulated, boarded and decorated, with two Velux windows, offering versatile additional space.

Externally, the courtyard garden provides a patio area, garden shed and side access, with planted borders. The property is ideally located within walking distance of Weymouth Beach, town centre and mainline railway station.

For further information, or to make an appointment to view this stunning home, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.