



## Weyview Crescent, Weymouth

**Offers Over £300,000** Freehold

**SSTC**

This four bedroom detached home with garage, own driveway and enclosed garden is located in a quiet, residential road, off Dorchester Road. Further benefits include, downstairs cloakroom, en-suite shower room and countryside views. Perfectly located for Weymouth. Dorchester & Upwey train station.

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# Ideal Family Home

## Entrance

Double glazed front door to:-

## Hallway

Single radiator, thermostat, coving, stairs to first floor

## Downstairs Cloakroom

Modern white suite comprising of low level WC, vanity wash hand basin, towel rail, fully tiled walls, tiled floor, fuse box, coving, side aspect double glazed window with obscured glass.

## Lounge

- 4.88m x 3.05m (- 16' x 10' )

Front aspect room with countryside views, double glazed window, single radiator, wall mounted feature gas fire, coving

## Kitchen /Diner

- 5.49m x 3.66m (- 18' x 12' )

Modern fully fitted with a range of eye and base level units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, Beko oven and grill, 4 ring gas hob and extractor fan, space for dishwasher, breakfast island, walk in cupboard housing wall mounted Vallient boiler with light, coving, rear aspect double glazed window, single radiator, double glazed patio doors to garden.

## First Floor Landing

Double radiator, coving, access to loft, side aspect double glazed window, airing cupboard with shelving

## Bedroom 1

- 3.66m x 3.05m (- 12' x 10' )

Rear aspect room, double glazed window, single radiator, coving

## Ensuite

Suite comprising of fully enclosed shower unit pedestal wash hand basin with mixer tap, low level WC, single radiator, side aspect double glazed window with obscured glass

## Bedroom 2

- 3.05m x 2.44m (- 10' x 8' )

Front aspect double glazed window, single radiator, views across the countryside, coving.

## Bedroom 3

- 3.05m x 1.83m (- 10' x 6' )

Rear aspect double glazed window, single radiator, coving

## Bedroom 4

- 2.44m x 1.83m (- 8' x 6' )

Front aspect double glazed window, single radiator, coving, built in cupboard

## Bathroom

Panel enclosed bath with mixer taps and shower over, low level WC, pedestal wash hand basin, mainly tiled walls, side aspect double glazed window with obscured glass, shaver point, tiled floor.

## Outside

### Front

Shared driveway to:-

### Own Driveway

for 2/3 cars

### Garage

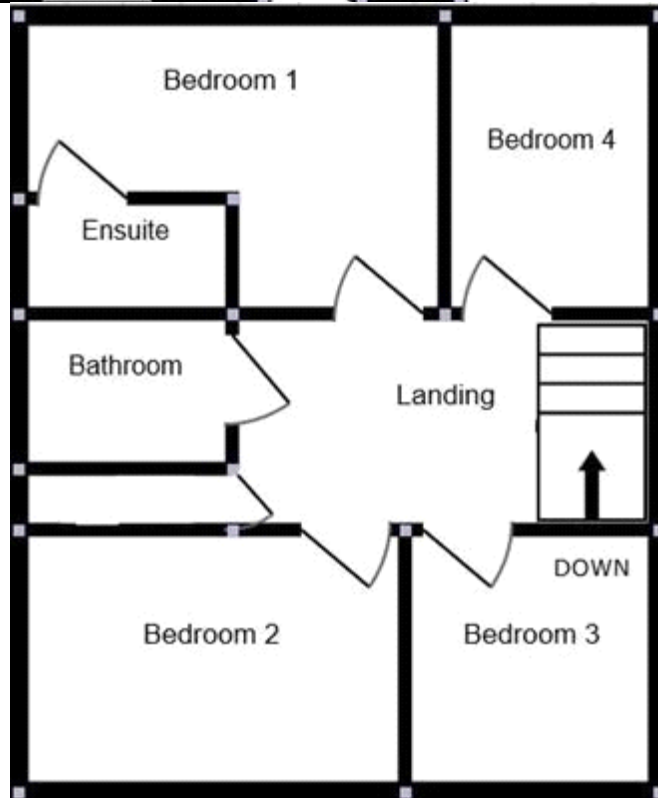
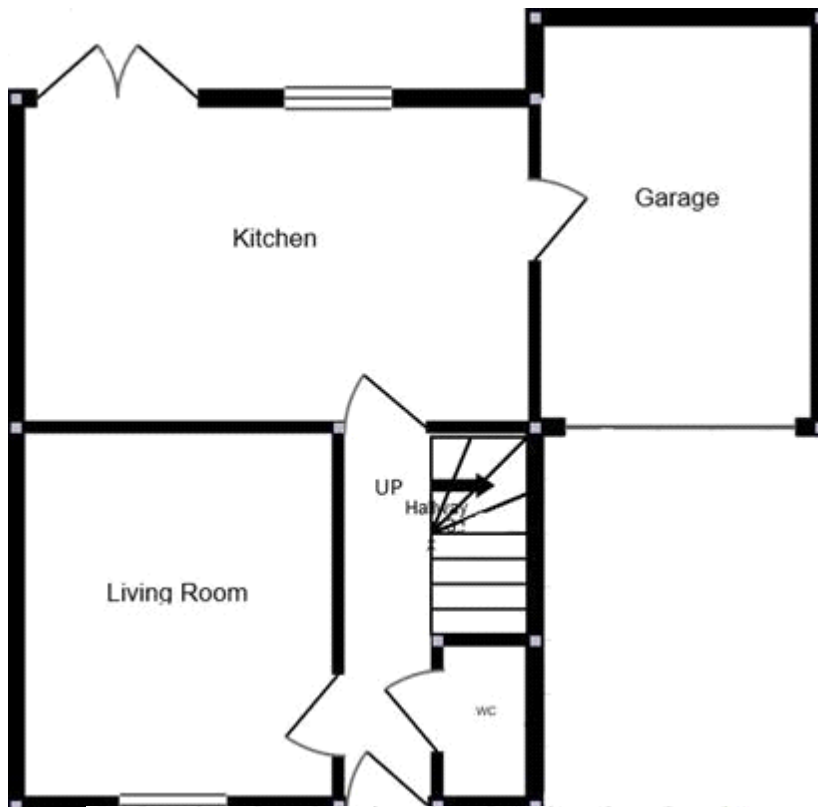
Up and over door, power points, power and lighting, door to kitchen.

### Rear

Fully enclosed, mainly laid to lawn, brick wall, decking area for table and chairs, outside tap.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.