



Substantial Family Home located Close to Weymouth Beach and Town Centre

Offers Over £230,000 Freehold

UNDER OFFER

This BEAUTIFULLY PRESENTED SUBSTANTIAL 3/4 BEDROOM PERIOD FAMILY HOME offers A BAY FRONTED LIVING ROOM, dining room, SNUG and Modern Fitted kitchen THREE DOUBLE BEDROOMS, family bathroom and Cloakroom as well as a PRIVATE LOW MAINTENANCE SECURE REAR GARDEN with REAR ACCESS.

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ESTATE AGENTS

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As well as being close to local amenities such as SUPERMARKETS and TRAIN STATION, the property is also perfectly located to enjoy just a short stroll directly to Weymouth's AWARD-WINNING BEACHES and TOWN CENTRE. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. Currently the charges for a resident permit is £70 for one year and each address can apply for 2 permits. This is for zone 'A' which is Ranelagh rd and all side roads.

Entrance

Via front door through to:-

Entrance Lobby

Glazed wooden door to:-

Hallway

Double radiator, under stairs storage cupboard

Sitting room

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

Front aspect room with double glazed bay window, ornate fireplace with inset electric fire with wooden mantle surround and high gloss hearth, double radiator.

Snug/Bedroom 4/Office

- 3.66m x 2.44m (- 12' x 8')

Rear aspect room with double glazed window overlooking the rear patio, stove with tiled surround, double radiator

Dining Room

- 3.96m x 2.44m (- 13' x 8')

Side aspect room with a double glazed window overlooking the patio, wall mounted feature fire with wood mantle surround, coving, radiator, door to:-

Kitchen

- 2.74m x 2.74m (- 9' x 9')

Side aspect room with a double glazed window overlooking the patio, modern range of eye and base level units and work surfaces over, 4 ring gas hob, fitted oven and grill, butler sink, breakfast bar, radiator, part tiled walls and door to:-

Utility Room

- 2.13m x 1.52m (- 7' x 5')

Space and plumbing for washing machine, space for a fridge freezer, radiator, tiled walls, double glazed patio doors overlooking the rear garden, door to:-

Downstairs Cloakroom

Low-level WC, wash hand basin, part tiled walls, side aspect double glazed frosted glass window

Stairway to 1st Floor

Access to Loft

Master bedroom

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

Front aspect room with double glazed bay window, ornate fireplace with inset basket and wooden mantle surround, wall to wall fitted wardrobes with mirrored sliding doors, coving. Freestanding bath with ornate legs and mixer tap.

Bedroom 2



Rear aspect room with double glazed window, feature fireplace, wash hand basin

Cloakroom

Suite comprising of low-level WC, wash hand basin, side aspect window with frosted glass window

Bathroom

- 2.44m x 1.52m (- 8' x 5')

Suite comprising of double shower unit with sliding door and twin seating area, low-level WC, wash hand basin with mixer tap, radiator, side aspect double glazed frosted glass window.

Bedroom 3

- 2.74m x 2.44m (- 9' x 8')

Rear aspect room with a double glazed window, picture railing, fitted cupboard with boiler, overhead cupboard, small mantle, radiator

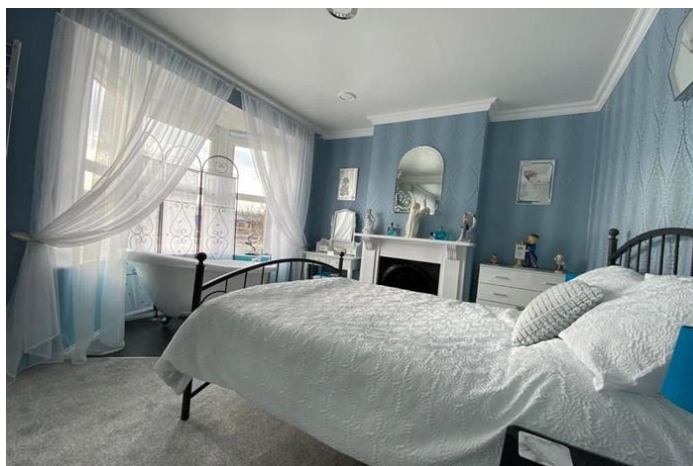
Outside

Front of Property

Tiled entrance with gravel and flower borders

Rear Garden

The fully enclosed garden is very attractive mainly paved with a gate at the rear, as well as a raised seating area providing alfresco dining, with flower borders, outside tap





GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.3 SQ.M.)

RANLEIGH ROAD
TOTAL APPROX. FLOOR-AREA 1039 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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