



Clearmount Road, Weymouth

OIRO £200,000

INVESTMENT OPPORTUNITY! THREE BEDROOM HOUSE in highly desirable location of RODWELL, within WALKING DISTANCE of CHESIL BEACH, SEA FRONT and the RODWELL TRAIL. The property requires renovation, and has massive scope, with generous room sizes, three spacious bedrooms plus a courtyard garden. NO CHAIN

01305 778500
sales@directmoves.com



FANTASTIC THREE BEDROOM RENOVATION PROPERTY IN COASTAL LOCATION

Entrance

Front door through to:-

Hallway

Single radiator, cupboard housing meters.

Lounge

- 3.35m x 3.35m (- 11' x 11')

Double glazed box bay window, double radiator, gas point, double doors through to:-

Dining Room

- 3.66m x 3.35m (- 12' x 11')

Rear aspect room with double glazed window, single radiator, under stairs walk-in cupboard with light

Kitchen

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

Fitted with a range of eye and base level units, double drainer, sink unit, space for cooker, side aspect double glazed window, part tiled walls, tiled floor, space for washing machine, door to:-

Inner Lobby

Double glazed door to outside, tiled floor

Bathroom

- 2.44m x 2.13m (- 8' x 7')

Suite comprising of fully enclosed shower unit, wash hand basin, fitted storage cupboards, WC, tiled walls, radiator, rear aspect double glazed window with frosted glass, tiled floor

Stairway to 1st Floor

Landing

Access to loft, cupboard housing Valliant boiler

Bedroom 1

- 3.05m x 4.57m (- 10' x 15')

Front aspect room with double glazed box bay window, double radiator, range of wall to wall fitted wardrobes

Bedroom 2

- 3.66m x 2.74m (- 12' x 9')

Rear aspect room with double glazed window, radiator,

Bedroom 3

- 2.44m x 2.13m (- 8' x 7')

Side aspect room with double glazed window, radiator

Separate WC

Side aspect double glazed window, low level WC, pedestal wash hand basin

Rear Garden

Paved patio garden with 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.