



Benville Road, Weymouth **Offers Over £335,000** Freehold

SPACIOUS FOUR BEDROOM FAMILY HOME with GENEROUS CORNER PLOT GARDEN situated within close proximity to a range of LOCAL AMENITIES and SCHOOL CATCHMENT. This property benefits from LARGE LIVING SPACE, modern fitted kitchen/diner and OWN DRIVEWAY FOR TWO CARS. LAPSE PLANNING for development in garden.

01305 778500
sales@directmoves.com



SPACIOUS FOUR BEDROOM family home in great catchment areas to GOOD LOCAL SCHOOLS.

Benville Road is situated close to the popular Lanehouse area and perfectly located to take advantage of all the local amenities such as convenience stores and schools. Weymouth town centre and the harbour is just a short drive away. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. There are coastal walks, Nothe Gardens, the Rodwell trail, and many stunning areas to explore, perfect for walking and cycling enthusiasts.

Tenure: Freehold

Entrance

Double glazed composite front doors leads to;

Hallway

Front aspect room, double glazed obscured window, understairs cupboards, stairs leading to 1st floor, tiled flooring. Doors leading to;

Lounge

- 6.5m x 3.6m (- 21' 4" x 11' 10")

Front aspect room, double glazed window, space for electric fireplace.

Kitchen /Diner

- 7.9m x 3.2m (- 25' 11" x 10' 6")

Rear aspect room, double glazed doors overlooking rear garden, suite comprising of a range of base and eye level units, space for fridge freezer, gas oven, 4 ring gas hob with stainless steel extractor fan. Space and plumbing for dishwasher, stainless steel sink unit with drainer and mixer tap.

Bedroom 4/Office

- 2.9m x 2.4m (- 9' 6" x 7' 10")

Dual aspect room (rear and side), with double glazed windows. built in wardrobe with space for utilities.

Stairway to 1st Floor

Landing provides loft access (been informed that it is fully boarded and electrics), doors to;

Master bedroom

- 3.8m x 3m (- 12' 6" x 9' 10")

Rear aspect room, double glazed windows overlooking rear garden, built in wardrobe.

Bedroom 2

Rear aspect room with double glazed windows overlooking southly garden.

Bedroom 3

- 3.4m x 1.9m (- 11' 2" x 6' 3")

Front aspect room, double glazed window, built in wardrobe.

Bathroom

Side aspect room, double glazed obscured window, fully tiled suite comprising of low level WC, panel enclosed bath with over head shower, vanity hand wash basin and heated towel rail.

Outside Garden

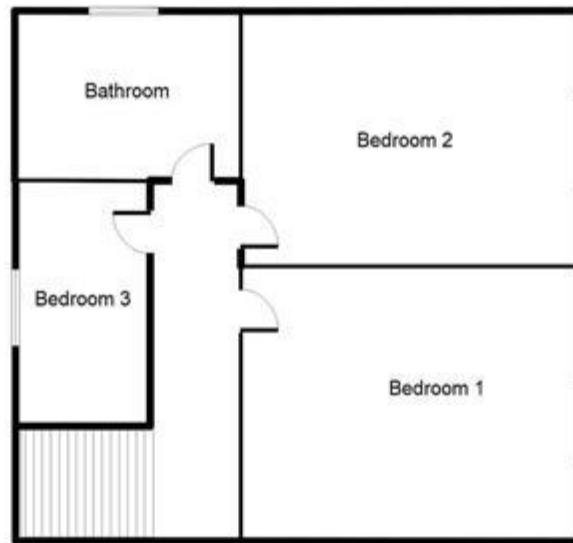
To the rear of the property there is a large southerly facing garden. There is a patio area suitable for outside dining, laid to lawn with shrubbery borders, at the rear of the garden there is an artificial grass section and storage space.

Parking

Three car drive and suitable for motor homes.







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/fitments 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.