



## Southview Road, Weymouth

**Offers Over £320,000** Freehold

EXTENDED FOUR BEDROOM family home, OFF ROAD PARKING and INTEGRAL GARAGE. Spacious lounge, large kitchen/diner and downstairs WC. First floor consists of TWO DOUBLES and a single bedroom, family family bathroom and LARGE ATTIC BEDROOM.

**01305 778500**  
sales@directmoves.com



## EXTENDED FOUR BEDROOM family home

Southview road is ideally located close to Weymouth Town Center and Harbour, whilst it is centrally located it benefits from a vast residential community. Supermarkets are conveniently located as is the local Swimming pool and leisure center. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. The Jurassic Coast is an ideal location for a range of activities from water sports to hiking routes along the various cliffs, fossil hunting and rock climbing.

Tenure: Freehold

### Entrance

Double glazed front door with inset glass panels into;

### Hallway

Doors to all rooms, stairs to first floor and hard wood flooring into lounge.

### Cloak Cupboard

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

Large tiled WC, low level hand wash basin and wall mounted radiator.

### Lounge

- 3.66m x 5.18m (- 12' x 17' )

Side aspect room, wall mounted radiators, power points and large archway into kitchen/diner.

### Kitchen

- 4.57m x 4.27m (- 15' x 14' )

L shaped multi aspect kitchen diner with four double glazed windows to the side and the rear of the property. Kitchen fitted with a range of base and eye level units, stainless steel sink unit with 1 1/2 bowl, mixer taps, built in dishwasher, four ring electric hob with extractor fan, double electric ovens, space for fridge freezer, space for washing machine, space for tumble dryer, tiled flooring and tiled splashback, spotlights, wall mounted radiator and power points.

### Stairway to 1st Floor

Landing with doors to all rooms.

### Bedroom 1

- 2.13m x 4.88m (- 7' x 16' )

Rear aspect room with double glazed windows to the rear, wall mounted radiator, power points and built in wardrobe with side shelving.

### Bedroom 2

- 2.74m x 3.05m (- 9' x 10' )

Rear aspect room with double glazed windows, rear views over Lanehouse hills, built in wardrobes, wall mounted radiator and power points.

### Bedroom 3

- 2.13m x 3.05m (- 7' x 10' )

Front aspect room with double glazed windows, built in wardrobes, wall mounted radiator and power points.

### Bathroom

Twin front aspect double glazed windows. Suite comprises of a low level WC, bath, low level wash hand basin, shower, airing cupboard with wall mounted radiator with fully tiled walls and floors.

### Bedroom 4

- 5.18m x 5.18m (- 17' x 17' )

Stairs to bedroom, converted attic with twin Velux skylights, pitched roof, built in storage, wall mounted radiator and power points.







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.