



East Wyld Road, Weymouth

Offers Over £365,500 Freehold

Modern, beautifully finished THREE BEDROOM Semi-Detached house in quiet location in EXCELLENT SCHOOL CATCHMENT. Property with large open plan lounge/diner, conservatory, kitchen with utility area, three bedrooms and family bathroom, large south facing garden and brick drive with GARAGE

01305 778500
sales@directmoves.com



Modern THREE BEDROOM Semi-Detached house in quiet residential location in EXCELLENT SCHOOL CATCHMENT

East Wyld Road is located just a short stroll from Weymouth's beautiful Harbour, Town Centre and beaches where you will find an abundance of shops, cafes and boutique shops. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester.

Tenure: Freehold

Front of Property

Double glazed composite leading to porch.

Porch

Double glazed windows, tiled flooring, double glazed composite door to hallway.

Hallway

Stairs to first floor, under stairs storage cupboard, door to lounge and kitchen and downstairs WC.

Lounge/ Diner

- 8.84m x 3.35m (- 29' x 11')

Front aspect double glazed windows overlooking front of the property, power points, wall mounted radiator, electric fireplace and rear sliding door to conservatory.

Kitchen

- 2.74m x 4.57m (- 9' x 15')

Side aspect double glazed window, spotlights, kitchen suite fitted with a range of eye and base level units, built in five ring gas hob, built in oven, extractor fan, partially tiled, power points, archway leading through to utility area.

Utility Area

Part of the kitchen with 1 1/2 bowl stainless steel sink with drainer with hot and cold mixer taps, stainless steel partially tiled space for washing machine. Space for tumble dryer, space for fridge freezer, wall mounted radiator, power points, double glazed door leading to rear garden.

Conservatory

Double glazed French doors leading to garden, power points, wall mounted radiator, double glazed windows throughout with double glazed pitched roof.

Downstairs Cloakroom

Side aspect, double glazed obscured window, low-level WC, wall mounted radiator and corner sink with hot and cold stainless-steel taps.

Stairway to 1st Floor

Side aspect double glazed window, power points, loft access and doors to all upper rooms.

Bedroom 1

- 9.93m x 4.27m (- 32' 7" x 14')

Front aspect double glaze windows overlooking front of property, built in wardrobes with sliding doors, power points and wall mounted radiator.

Bedroom 2

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

Rear aspect double glazed window overlooking rear garden, wall mounted radiator and power points.

Bedroom 3

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

Front aspect double glazed window overlooking front of property, power points and wall mounted radiator.

Family Bathroom



Rear aspect double glazed obscured window overlooking rear garden, low-level WC, pedestal sink with stainless steel hot and cold taps, fully tiled, panel enclosed bath with overhead shower, spotlights, storage cupboard, wall mounted towel rail.

Front of Property

Brick laid driveway with shared drive providing access and leading to garage.

Garage

Up and over door. Currently being used for storage with no lighting and no power.

Garden

French doors leading to large grass area. Fence in closed, wooden side gate, leading to garage door leading to garage.





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.