



Connells

Sedge Place
Weymouth



Property Description

The property is entered into a central hallway which provides access to the principal ground floor rooms, along with stairs rising to the first floor and a ground floor WC. Positioned to the rear is the living room, a comfortable and well-proportioned space with ample room for furnishings and a pleasant outlook with access to the rear garden.

To the front of the property is the kitchen diner which spans the width of the house and provides an excellent space for everyday living and entertaining. The kitchen is fitted with a range of units and work surfaces with space for appliances, while the dining area offers room for a table and chairs.

Stairs rise to the first floor where three bedrooms are arranged around the landing. The principal bedroom benefits from an en suite shower room. The remaining two bedrooms are well proportioned and offer flexibility for use as bedrooms, a study or guest accommodation. The family bathroom is fitted with a bath, wash hand basin and WC.

Externally the rear garden is arranged for ease of maintenance with a combination of patio and artificial grass areas, providing space for outdoor seating. A pathway leads to the rear where a gated driveway is located.

Entrance

Composite glazed door into:-

Hallway

Carpeted. Storage cupboard. Wall mounted radiator. Covings. Skirt boarding. Thermostat. Power points. Telephone point. Stairs rise to the first floor. Door leading into:-

Cloakroom

Front aspect double glazed window. Low level Wc and wash hand basin. Tiling. Wall mounted radiator. Consumer unit. Covings. Skirt boarding.

Living Room

17' 7" x 11' 9" (5.36m x 3.58m)

Newly fitted carpet. Side aspect double glazed window. Rear aspect double glazed french doors providing access to the garden. Power points. Telephone point. Television point. Two wall mounted radiators.

Kitchen/Dining Room

17' 7" x 10' 1" (5.36m x 3.07m)

Kitchen Area: Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit. Four ring gas hob with electric oven with stainless steel cooker hood over. Integral fridge and freezer. Space and plumbing for a washing machine. Side aspect double glazed window. Wall mounted boiler. Inset spot lighting. Power points. Thermostat.

Dining Area: Feature side aspect double glazed window. Carpeted. Wall mounted radiator. Inset spot lighting. Power points.



First Floor

Landing

Carpeted. Power points. Loft access. Airing cupboard.

Bedroom One

11' 7" x 10' 1" (3.53m x 3.07m)

Newly fitted carpet. Side aspect double glazed window. Power points. Telephone point. Television point. Wall mounted radiator. Thermostat. Coving. Skirt boarding. Door leading into:-

En Suite

8' 4" x 5' 8" (2.54m x 1.73m)

Impressive suite, comprising corner shower, low level WC and wash hand basin. Tiling. Wall mounted chrome heated towel rail. Coving. Extractor fan. Side aspect double glazed window.

Bedroom Two

11' 9" x 8' (3.58m x 2.44m)

Side aspect double glazed window. Power points. Wall mounted radiator. Carpeted. Coving. Skirt boarding.

Bedroom Three

12' 4" x 9' 4" (3.76m x 2.84m)

Front aspect double glazed window. Power points. Wall mounted radiator. Carpeted. Coving. Skirt boarding.

Bathroom

7' 8" x 6' 9" (2.34m x 2.06m)

Impressive suite, panelled bath with shower attachment over, low level WC and wash hand basin. Tiling. Wall mounted chrome heated towel rail. Coving. Extractor fan. Side aspect double glazed window.

Outside

Front Garden

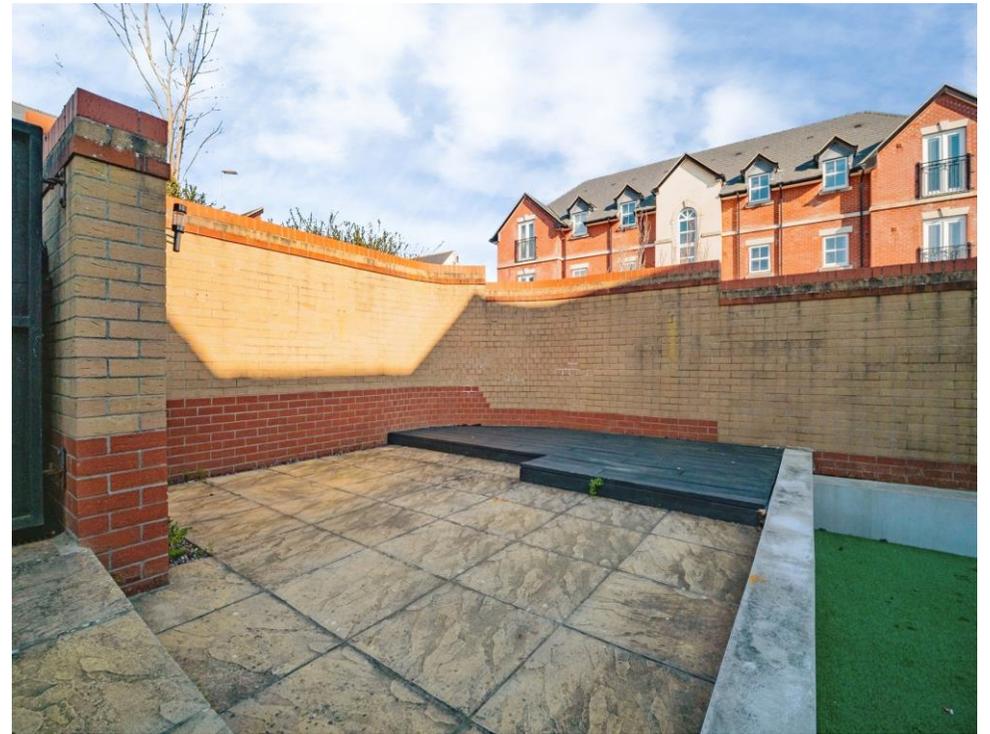
Low maintenance area laid to shingle, enclosed by fencing.

Rear Garden

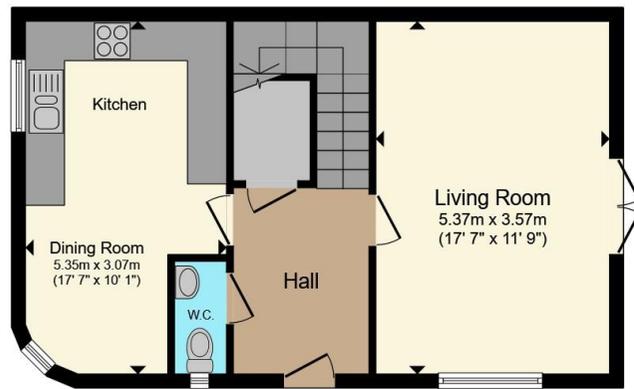
Low maintenance area laid to artificial grass & paving, enclosed by brick wall. Rear gated access.

Driveway

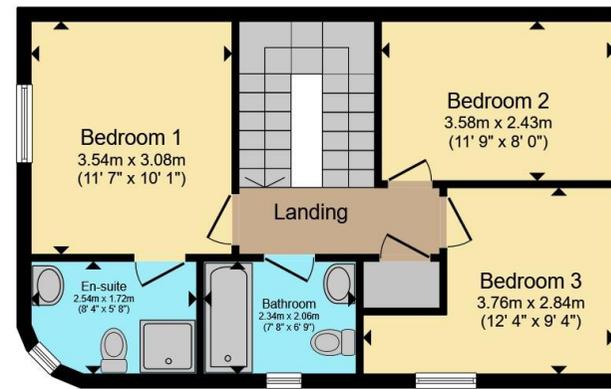








Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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84 St. Thomas Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WEY309664 - 0009