



1 Sunny Hill, Weymouth, Dorset, DT3 6EE



PROPERTY SUMMARY

A well presented detached family residence with study, en-suite and ample parking.
Current EPC rating: 64

EPC D

- | | |
|-----------------|----------------------|
| ■ Detached | ■ Landscape Gardens |
| ■ Four Bedrooms | ■ Master Ensuite |
| ■ Rural Outlook | ■ Study/Bedroom Five |

COMMENTARY

Agent's Comment

"Great village location where you can watch the horses in the paddocks behind."

Price £395,000

Viewing

Please contact Red House Estate Agents
Tel: 01305 824455



PORTLAND - 01305 824455
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HEAD OFFICE
89/91 Fortuneswell, Portland DT5 1LY

PROPERTY OVERVIEW

Sitting Room: 4m x 3.96m (13'1" x 13'0")
Open fireplace, patio doors open into garden. Opens to:

Dining Room: 3.67m x 2.41m (12'0" x 7'11")
Window overlooking garden, door to:

Kitchen: 3.66 x 3.38m (12'0" x 11'1")
Modern fitted kitchen with gas hob and electric oven, integrated washing machine, dishwasher & fridge.

Study: 2.87m x 1.91m (9'5" x 6'3")
Front aspect window, under stairs storage area.

WC:
WC & wash hand basin.

Integral Garage: 4.8m x 2.9m (15'9" x 9'6")
Power light, up and over door to front.

Master Bedroom: 3.79m x 3.68m (12'5" x 12'1")
Rear aspect window, overlooking garden & paddocks, built in wardrobe.

En Suite:

Side aspect window, shower cubicle, WC & wash hand basin.

Bedroom Two: 4.97m x 2.87m (16'4" x 9'5")
Front aspect window, built in wardrobe.

Bedroom Three: 3.05m x 2.87m (10'0" x 9'5")
Rear aspect window, built in wardrobe.

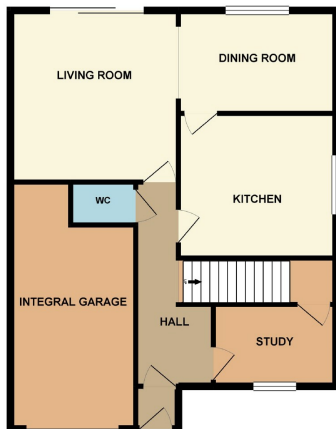
Bedroom Four: 4.2m x 1.9m (13'9" x 6'3")
Two front aspect windows, built in wardrobe.

Bathroom:
D shaped bath with shower over, WC & wash hand basin.

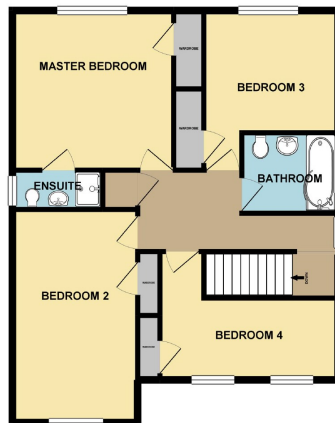
Outside:
Block paved drive way offering additional parking. There is also a lay by to the front of one property creating an additional parking space.

Rear garden:
The southern aspect rear garden is landscaped and well stocked. There is a pleasant park area to one rear. The garden backs onto paddocks.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and to guarantee as to their operability or efficiency can be given.
Made with floorplan 802116



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IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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