

3 Smallmouth Close

Weymouth I I DT4 9XS

Hull Gregson Hull

This EXQUISITE LIFESTYLE PURCHASE, set in a PRIME COASTAL LOCATION, is offered for sale with NO ONWARD CHAIN. The property is a THREE BEDROOM HOUSE, benefitting from a GARAGE and PARKING SPACE as well as GENEROUS LIVING ROOM; an OPEN-STYLE KITCHEN DINER; upstairs FAMILY BATHROOM and DOWNSTAIRS WALK-IN SHOWER ROOM. Existing furniture is available, subject to negotiation.

To the front, the property presents itself well with an initial shingle area in the front garden, a mix of border shrubs and a pathway leading to the front door.

A shower room with walk-in shower, WC and wash-hand basin is conveniently located off the entrance hallway.

The living room is a generous size. The accommodation is well presented, with natural light from front and rear aspects.

The kitchen-diner opens into the garden through a set of patio doors. The kitchen comprises base level and wall mounted units with space for freestanding appliances.





KEY FEATURES

- *Prime Coastal Location ~ National Sailing Academy Nearby*
- *Exquisite Lifestyle Purchase ~ Beach with Watersports, Coastal Walks & Amenities on hand*
- *Three Bedroom House*
- *Offered For Sale with No Onward Chain*
- *Family Bathroom Upstairs & Walk-In Shower Room Downstairs*
- *Generously-Sized Living Room*
- *Open-Style Kitchen Diner*
- *Well-Maintained Front & Rear Garden*
- *Garage in an Adjacent Block with Parking in front*
- *Ideal as a Family Home / Second Home*





















A staircase ascends from the living room to the first floor. The first floor accommodation comprises three bedrooms and a family bathroom.

There are two good sized double bedrooms, the third being ideal as a child's room or home office.

The family bathroom is neutrally-decorated, well-presented, and comprises: a panelled bath; WC and wash-hand basin.

Externally, the property benefits from a well-looked after rear garden with initial patio area, an array of shrubs and space laid to lawn. The garden also benefits from rear pedestrian access.

A garage in a block with parking space in front sit moments from the property - a very useful space for parking and storage.










FIRE
BLANKET


BEACH

Entrance Hallway

Downstairs Shower Room

Lounge 14'10" x 17'3"

Dining Room 7'11" x 9'6"

Kitchen 6'7" x 8'8"

Family Bathroom

Bedroom One 8'9" x 13'5"

Bedroom Two 8'5" x 12'4"

Bedroom Three 6'5" x 8'11"

Garage in Adjacent Block

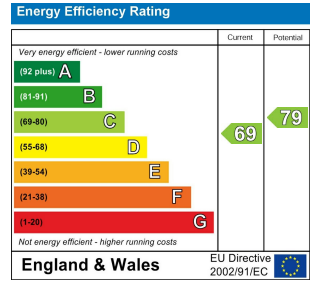
Additional information

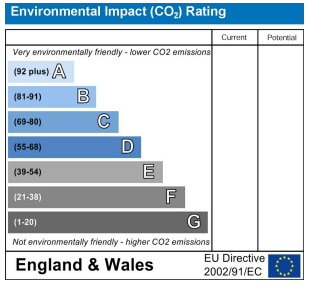
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid-Terrace House
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







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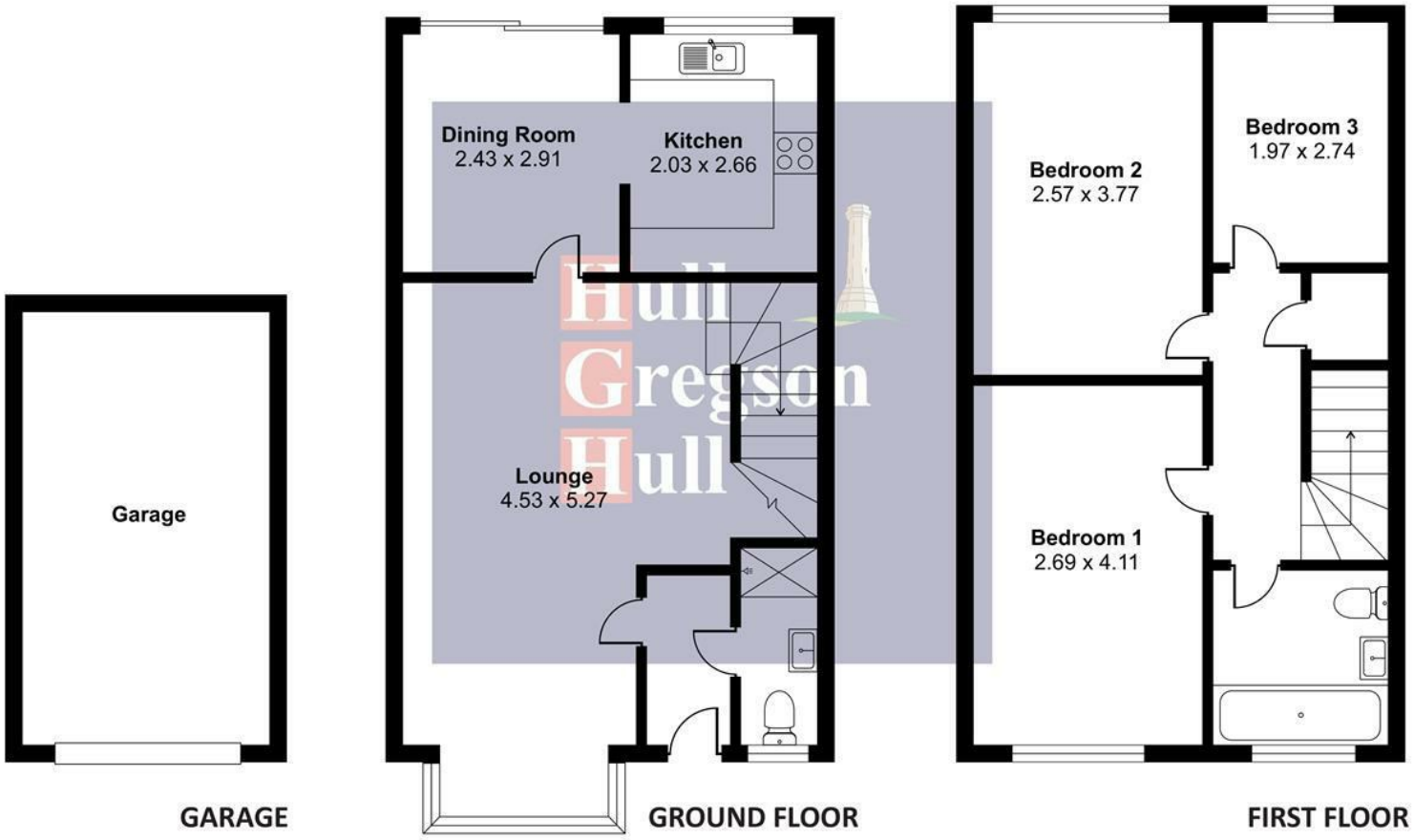
Approximate Ground Floor Area =447.66 sq ft / 41.94 sq m
Approximate First Floor Area =435.81 sq ft / 40.83 sq m
Approximate Total Floor Area =883.47 sq ft / 82.77 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.