



Cleves Close

Weymouth, DT4 9JU

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**Offers In Excess Of
£200,000 Freehold**



Cleves Close

Weymouth, DT4 9JU

- Spacious Three Bedroom Semi-Detached Home
- Enclosed Sunny Mature Rear Garden
- Cul-De-Sac Quiet Location
- Within Moments Of Rodwell Trail
- Wyke Regis Area
- Close Proximity To Local Amenities
- Recently Modernised Shower Room
- Spacious Accommodation
- School Catchment Area
- Coastal Walks & Beaches Nearby





**** PLEASE NOTE, THIS IS NON STANDARD CONSTRUCTION AND THEREFORE NOT MORTGAGEABLE ****

Set in Wyke Regis, just a short stroll from SANDSFOOT CASTLE is this SIZEABLE, THREE BEDROOM, SEMI DETACHED, NON STANDARD CONSTRUCTION family home. Boasting SPACIOUS room proportions, light and airy accommodation in addition to landscaped FRONT AND REAR gardens.



Stepping through the front door, you are greeted by a welcoming entrance hall with stairs rising to the first floor and



access into the main living spaces.

To the right is a bright and spacious lounge, offering a comfortable and relaxing setting with ample space for both seating and media arrangements.

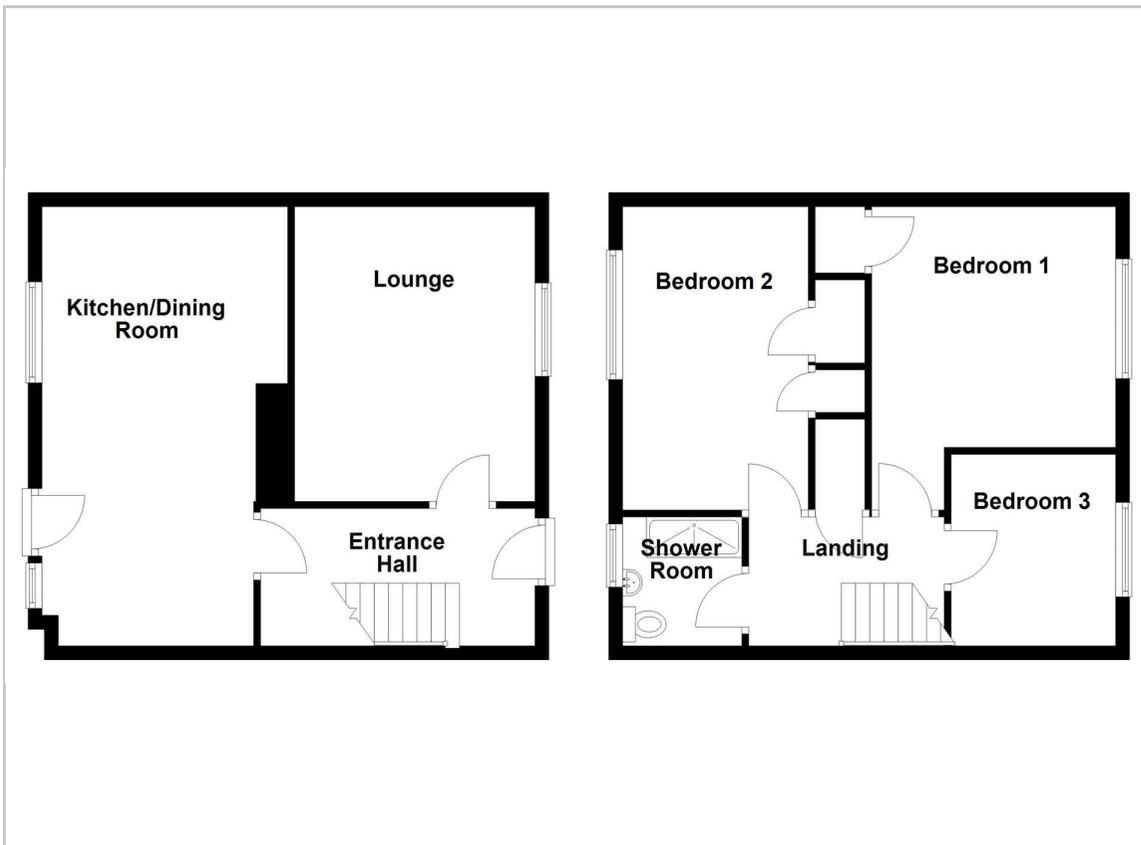
Continuing on through, the heart of the home lies in the kitchen/dining room. This generously sized space is perfect for modern family living, with room for a large dining table and a door opening out, ideal for entertaining or enjoying meals together.

Upstairs, the landing connects three well-proportioned bedrooms. To the right, the principal bedroom occupies the front of the house & offers a peaceful retreat with plenty of space for wardrobes and furnishings. Adjacent, Bedroom two is another good-sized double, ideal for children or guests with ample built in storage overlooking the rear garden. The third room, makes a perfect nursery, home office, or cosy single bedroom.

Completing the first floor is the shower room, neatly fitted with a modern suite to include double shower, WC and pedestal wash hand basin.

Outside, the property benefits from a private rear garden that offers a mix of paved and lawned areas. A patio near the house provides the perfect spot for outdoor dining or morning coffee, while steps lead up to a raised garden space that could be landscaped further or used for planting. There is also a useful outbuilding, ideal for storage, a workshop, or potential hobby room.





Lounge
14'0" x 11'4" (4.27 x 3.47)

Kitchen/Diner
20'11" x 10'0" (6.40 x 3.07)

Bedroom One
13'7" x 10'11" (maximum measurements taken) (4.16 x 3.34 (maximum measurements taken))

Bedroom Two
13'7" x 8'8" (4.16 x 2.65)

Bedroom Three
9'0" x 7'9" (2.75 x 2.37)

Shower Room
6'6" x 5'6" (2 x 1.7)

External Building w/ WC + Storage

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: NON STANDARD
 Property construction:
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: gas
 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. Intending purchasers should not rely on them 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	