



**Clearmount Road**  
Weymouth, DT4 9LD



**Asking Price  
£370,000 Freehold**

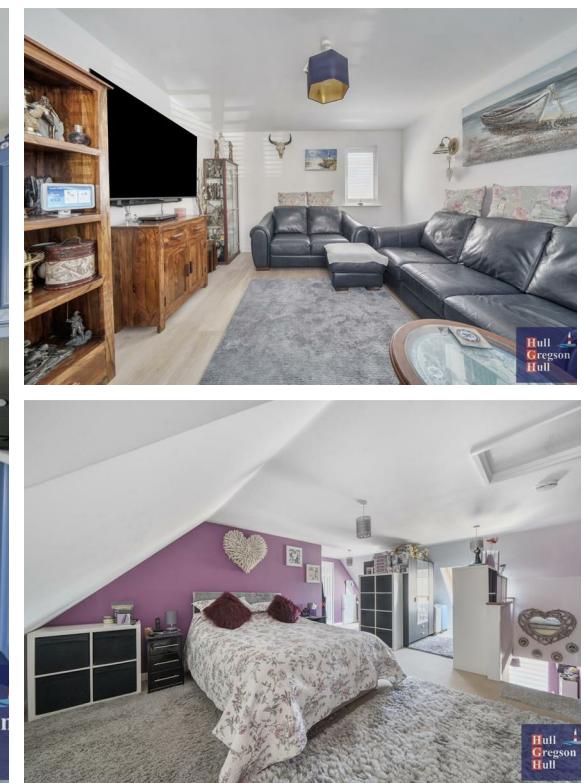
**Hull Gregson Hull**

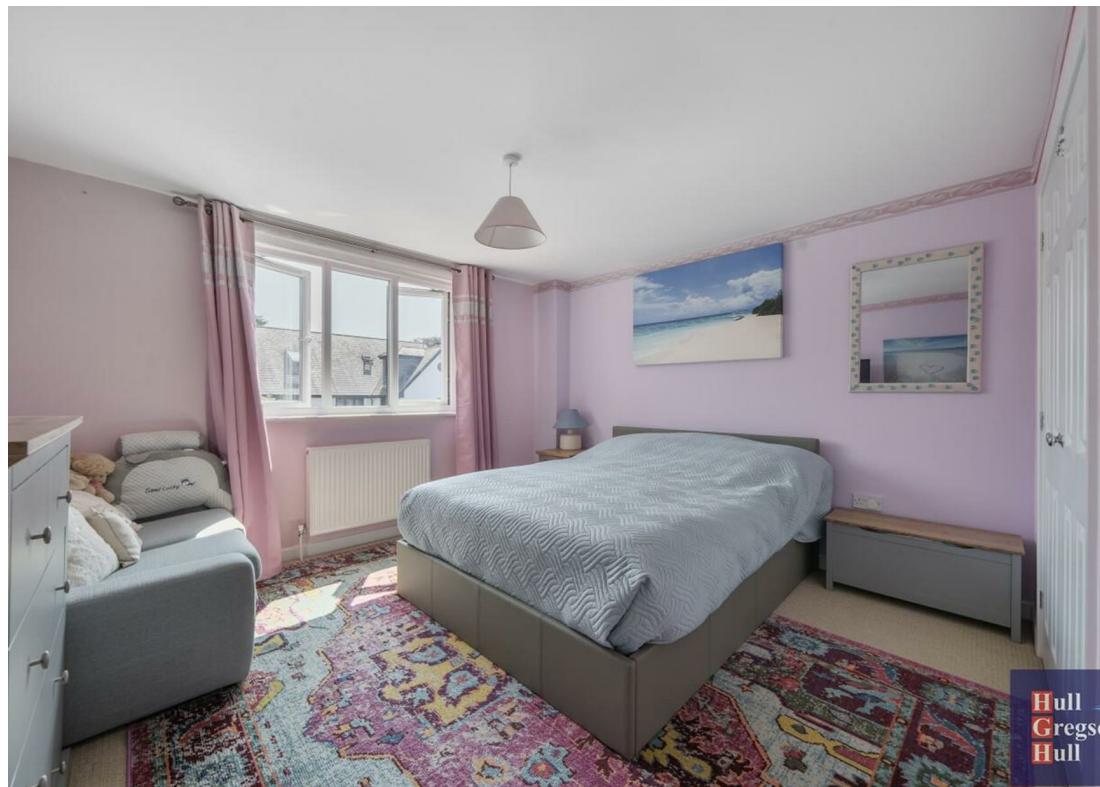
**Hull Gregson Hull**

# Clearmount Road

Weymouth, DT4 9LD

- Modern Semi-Detached Family Home
- Boasting Generous Accommodation Over Three Floors
- Three Double Bedrooms
- Front Aspect Reception Room
- Open Plan Kitchen/Breakfast Room
- Family Bathroom & En-Suite
- Low Maintenance Rear Garden
- Allocated Parking Space
- Highly Popular Residential Location
- Viewings Highly Advised





Entering the property you are greeted by a welcoming entrance hallway, where doors lead to all the principal rooms located on the ground floor. This ideal family home benefits from a spacious front aspect living/reception room and downstairs WC located off the entrance hall. To complete the ground floor accommodation is the spacious light and airy rear aspect kitchen/breakfast room. This room is the true hub of this family home, sizeable enough to house a family dining room table and chairs. The kitchen comprises a modern fitted range of eye and base level storage cupboards and space for a selection of domestic appliances. French doors provide access out to the rear garden.

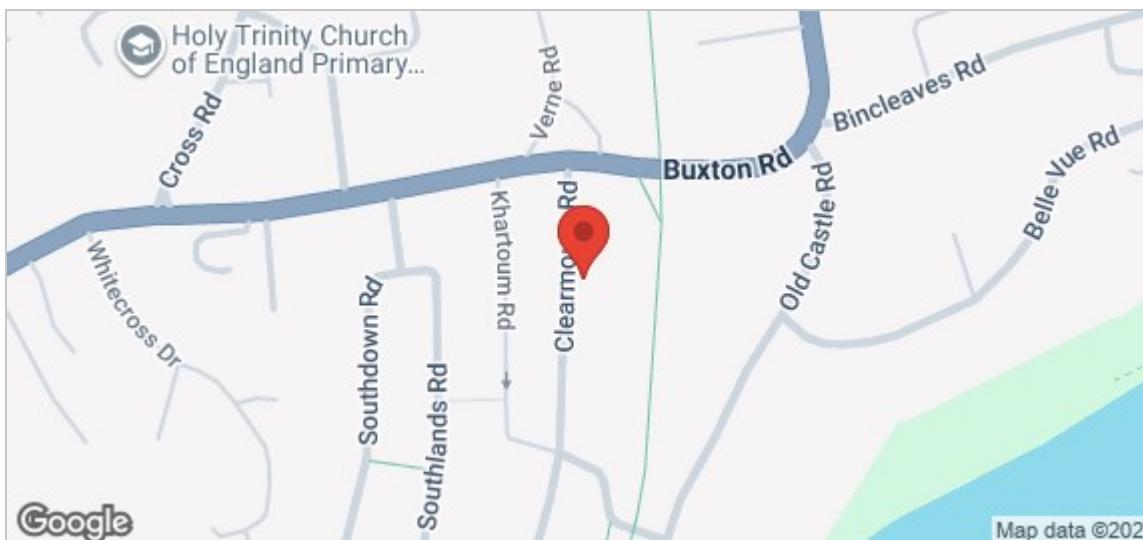
Stairs rise to the first floor where bedrooms two and three, along with the family bathroom are located. Bedroom two is a rear aspect double bedroom benefitting from built in wardrobe. Bedroom three is a further front aspect double with built in wardrobe. The family bathroom comprises a modern suite with bath, wash hand basin and WC.



Stairs rise again to the second floor where the vast and impressive bedroom one is located. Bedroom one runs the length and width of the property with two Velux windows to create ample natural light, as well a generous amounts of built in wardrobes. From bedroom one access is gained to the modern fitted en-suite, with shower, wash hand basin and WC.

The rear garden is a private low maintenance space, offering deck and patio areas ideal for outside entertaining. From the garden two gates provide access to the allocated parking space.

POSITIONED WITHIN MOMENTS OF THE RODWELL TRAIL & SANDSFOOT CASTLE, is this SPACIOUS MODERN SEMI-DETACHED FAMILY HOME. Benefiting from LIGHT AND AIRY accommodation arranged over THREE FLOORS. This ideal home offers a SIZEABLE LIVING/RECEPTION ROOM, open plan KITCHEN/BREAKFAST ROOM, family bathroom, en-suite and THREE DOUBLE BEDROOMS. Outside there is a private LOW MAINTENACE rear garden and ALLOCATED PARKING.



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## Living/Reception Room

14'6 x 11'10 (4.42m x 3.61m)

## Kitchen/Breakfast Room

18'2 x 12'6 (5.54m x 3.81m)

## Bedroom Two

13'11 max x 12'6 max (4.24m max x 3.81m max)

## Bedroom Three

14'4 max x 11'5 max (4.37m max x 3.48m max)

## Family Bathroom

## Bedroom One

25'6 max x 15'10 max (7.77m max x 4.83m max)

## En-suite

## Allocated Parking

## 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: Semi-Detached Family Home

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](http://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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales	79	86

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