



14 Cunningham Close
Weymouth, DT4 9HL

Offers Over £250,000 Freehold

14 Cunningham Close

Weymouth, DT4 9HL

This well-presented three-bedroom mid-terrace home in Wyke Regis offers modern living in a desirable location. The property features a stylish fitted kitchen, a contemporary family bathroom, and a separate shower room, providing comfort and convenience. Generous living accommodation is complemented by tasteful décor throughout.

Situated close to local schools and excellent amenities making it ideal for families or first-time buyers.

To the rear of the property there is a fair sized garden laid with patio and grass it also benefits from one off-road parking space, adding to its practicality and appeal.

Entrance Hall

2'11" x 10'9" (0.9 x 3.3)

Downstairs Shower Room

4'11" x 7'2" (1.5 x 2.2)

Shower Cubicle, WC, Wash hand Basin and also a utility cupboard.

Lounge/ Diner

10'8" x 21'11" (3.26 x 6.70)

Patio doors leading out to the garden

Kitchen

8'2" x 10'9" (2.5 x 3.3)

Fitted with one and a half bowl sink unit set into worktops with drawers and cupboards below, wall mounted cupboards, Gas hob and double oven with space for a double fridge freezer

Landing

4'3" x 8'6" (1.3 x 2.6)

Bedroom 1

8'6" x 11'9" (2.6 x 3.6)

Built in wardrobes

Bedroom 2

8'6" x 10'5" (2.6 x 3.2)

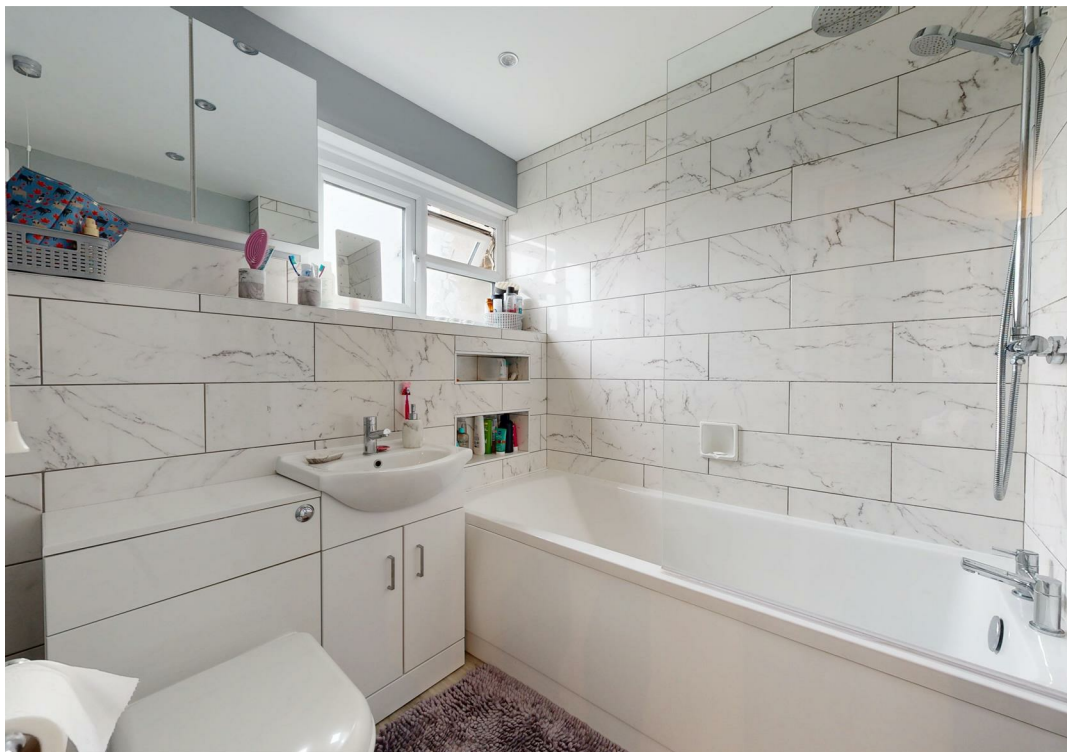
Built in wardrobe

Bedroom 3

7'6" x 10'5" (2.3 x 3.2)

Built in Wardrobe





Bathroom 6'2" x 7'2" (1.9 x 2.2)

Garden
Laid with patio and grass with a gate leading to the driveway.

Parking
Driveway to the rear of the property

Council Tax
Council Band B with Dorset Council

Flood Risk
Very low risk of flooding from rivers sea or surface water

Utility Supplies
Mains gas electric water and drainage connected

Phone and Broadband signal strength and coverage
O2 & Vodafone signals are strong, EE & 3 is average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 8 mbps
superfast 80 mbps ultrafast not yet available

Legal 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 & 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.



Floor Plan



Viewing

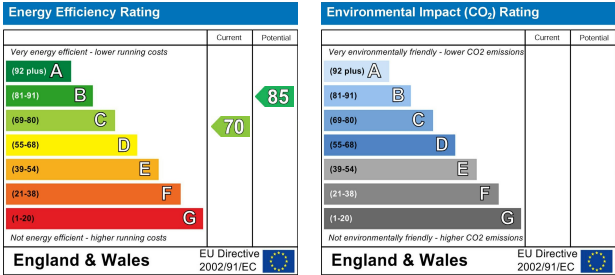
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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 & 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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk