



39 Connaught Gardens  
Weymouth, DT4 9PD

**Asking Price £450,000 Freehold**



## 39 Connaught Gardens Weymouth, DT4 9PD

A well presented three bedroom detached bungalow located in this desirable exclusive development cul-de-sac position at Rodwell. The property has a modern fitted kitchen, bathroom and new wetroom, a generous size living room, a UPVC conservatory and windows, gas central heating, a garage and off road parking, and a private enclosed rear garden. The property is being sold with vacant possession and no forward chain.

### ENTRANCE HALL

Tiled flooring, panel radiator, electric box, and door to:

### WETROOM

Window to side, a very new suite comprising of a concealed low level WC, wash hand basin, shower area with fold down seat, wall mounted shower, chrome heated towel rail, extractor fan, full splash boards to walls and tiled flooring.

### KITCHEN

9'2" x 8'2" (2.80m x 2.50m)

Double aspect room, modern range of eye level base and wall units and drawers with roll top work surfaces, one and a quarter bowl stainless steel sink unit, built in electric oven, gas hob and extractor fan above, space for fridge freezer, tiled flooring and splash backs, and spotlights.

### UTILITY ROOM

5'2" x 5'2" (1.60m x 1.60m)

Range of modern fitted storage cupboards with roll top work surfaces, stainless steel sink with mixer, plumbing for washing machine, and tiled flooring.

### LIVING ROOM

20'4" x 12'5" (6.20m x 3.80m)

Two sets of double sliding doors, laminate flooring, two panel radiators, and gas fire with surround.

### CONSERVATORY

14'9" x 9'2" maximum (4.50m x 2.80m maximum)

Narrowing to 1.80m (5'10") Triple aspect, doors to garden, and tiled flooring.

### INNER HALLWAY

Airing cupboard housing wall mounted 'Vaillant' combination boiler, and slatted shelving, and loft hatch.

### BEDROOM ONE

14'1" x 9'2" (4.30m x 2.80m)

Double aspect, panel radiator, excellent range of fitted wardrobes, storage cupboards and matching drawers.

### BEDROOM TWO

11'5" x 9'2" (3.50m x 2.80m)

Window to side, panel radiator, and built in sliding mirrored wardrobe.

### BEDROOM THREE

8'6" x 8'2" (2.60m x 2.50m)

Window to side, and panel radiator.

### BATHROOM

Window to side, white suite comprising of a curved panel bath with glazed shower screen, wall mounted shower, low level WC, wash hand basin, storage cupboards, extractor fan, chrome heated towel rail, tiled walls and flooring.





### **OUTSIDE**

To the front and side there is a garden area with mature shrubs and planting and lawn area, and the side is off road parking with a Garage measuring 5.60m x 3m (18'4" x 9'10") with up and over door, power and lighting, a covered side access area to the rear garden which is laid to paved patio, astro turf and mature shrubs and planting, outside water tap and lighting.

### **COUNCIL TAX**

Band E

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 14 mbps

Superfast 76 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

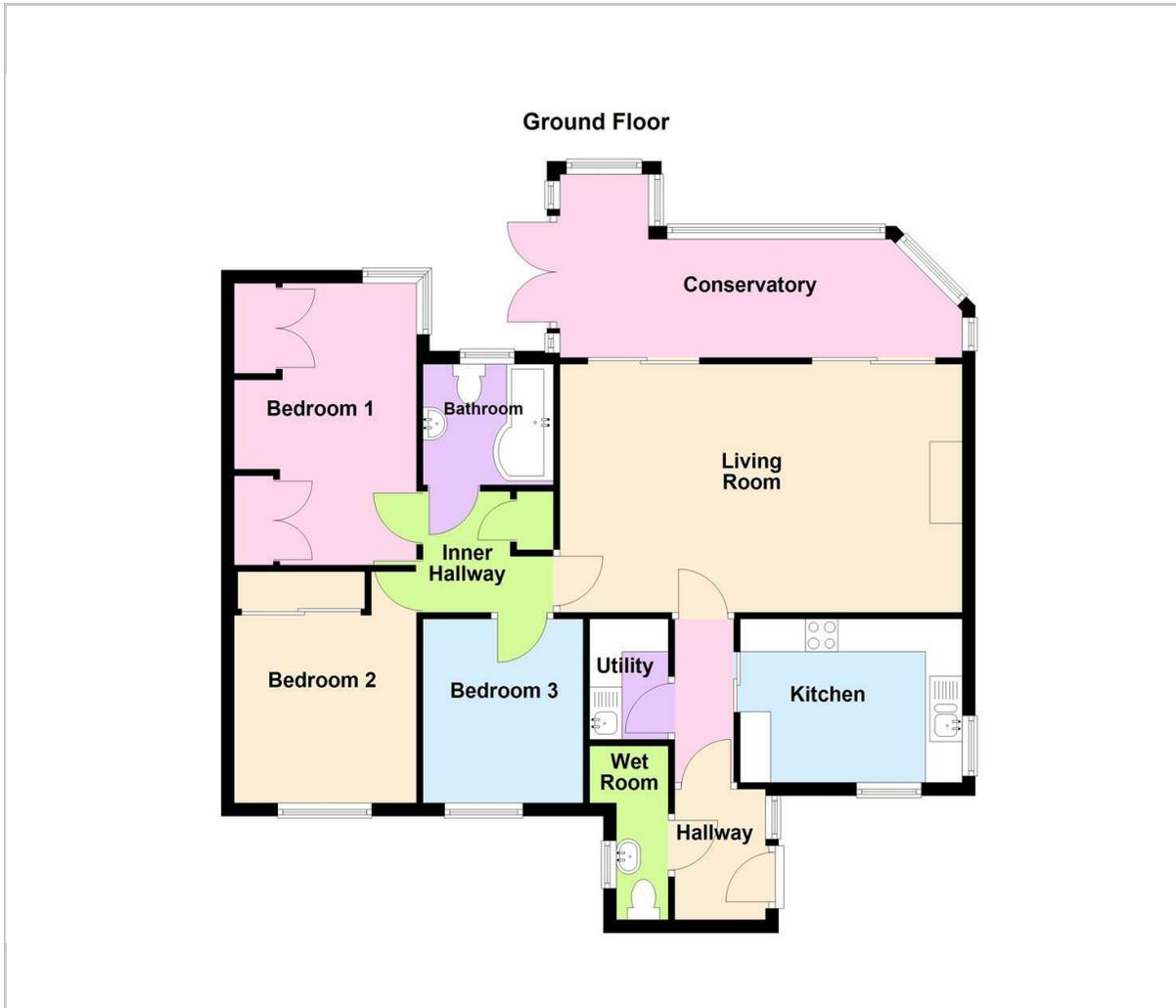


### **LEGAL DISCLAIMER**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



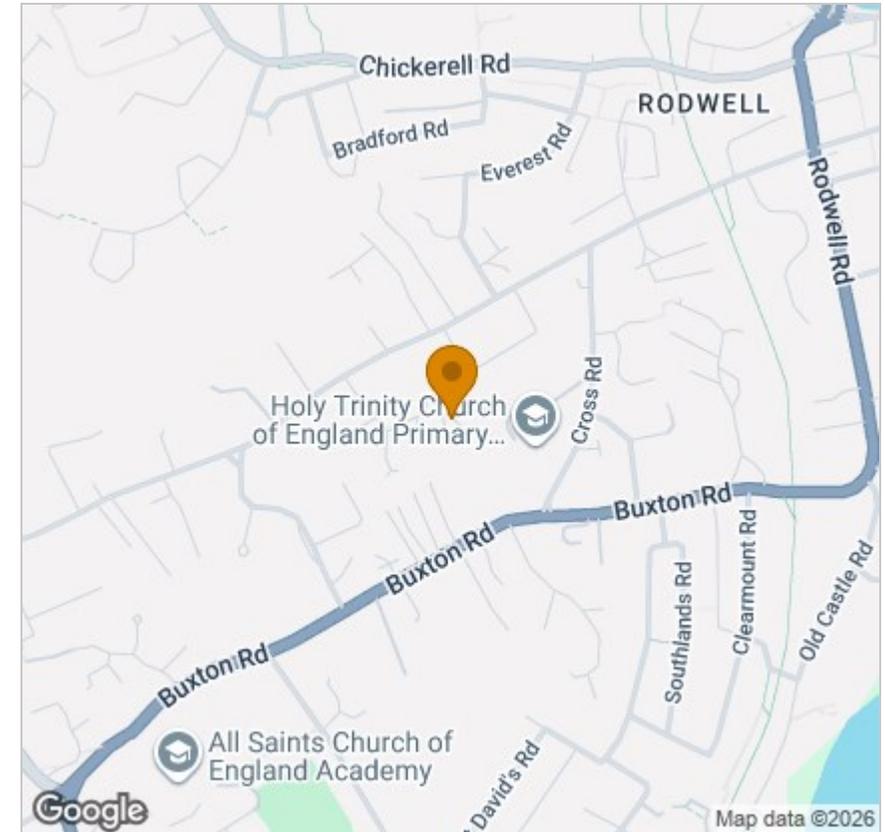
## Viewing

**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.**

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## Area Map



## Energy Efficiency Graph

