



30 Kingfisher Close  
Weymouth, DT4 9BA

**£185,000 Freehold**

## 30 Kingfisher Close

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A one bedroom terraced house with Sea View to Portland Harbour located in a popular area a short walk from Smallmouth Beach and Portland Harbour there are excellent local amenities within Wyke Regis. The property is offered for sale vacant with no forward chain and benefits from gas central heating and double glazed windows there is also modern kitchen and bathroom suite. Weymouth Town Centre & Harbourside are approximately 2 1/2 miles away with easy pedestrian access along the Rodwell Trail close by.

### Porch

### Lounge

10'7" x 12'8" (3.25 x 3.87)

### Kitchen

9'4" x 6'8" (2.87 x 2.05)

Fitted with a range of kitchen units with sink unit set in to work top with cupboards below, four ring gas hob, electric oven, wall mounted cupboards. door to side

### Utility Area

6'8" x 2'11" (2.05 x 0.89)

Plumbing for washing machine and space for tumble dryer

### Landing

### Bedroom

12'8" x 10'8" (3.87 x 3.26)

Max measurements L shaped. Sea view to Portland Harbour, built in wardrobe with sliding doors

### Bathroom

Fitted with white suite offering a shower bath with screen wash hand basin & WC towel radiator, tiled walls & floor

### Outside

Enclosed garden to the front mainly laid to patio and gravelled area with borders and there is a timber storage shed, views to Portland Harbour

### Parking

There is an allocated parking space close by





### Utility supplies

Mains gas electric water and drainage are connected

### Council Tax

Band A with Dorset Council

### Flood Risk

Very low risk from rivers sea or surface water

### Construction

Traditional cavity construction with brick elevations under a pitched roof

### Phone and Broadband signal strength and coverage

Vodafone 3 & O2 signals are strong, EE & 3 are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 5 mbps superfast 77 mbps ultrafast 1800 mbps

### 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

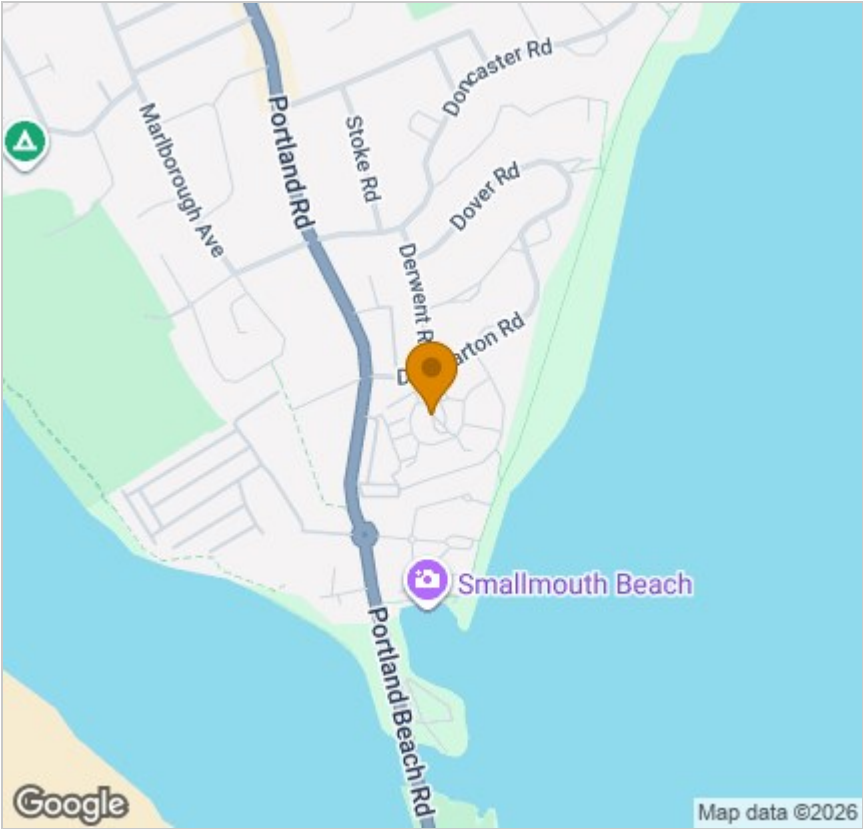


Viewing

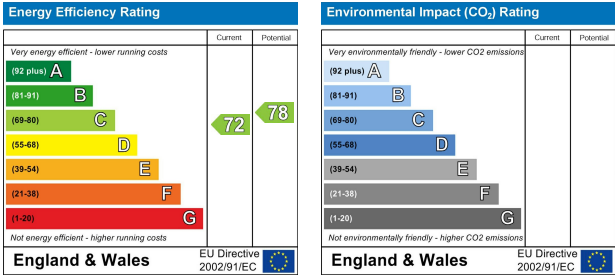
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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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