



41 Cobham Drive
Weymouth, DT4 0ST

Asking Price £250,000 Freehold

 3  1  2   D

41 Cobham Drive Weymouth, DT4 0ST

A versatile 3/4 bedroom mid-terrace house in a popular residential location. The property is in need of re-decorating and updating throughout, but provides a great opportunity to personalise for prospective buyers. There is gas central heating, UPVC double glazing and double doors from the living and dining room giving access to the rear garden. This would be ideal for a first time buyer or investment buyer with viewings highly recommended.

Entrance

Stairs rising to the first floor and access to the living room

Living Room

16'9" x 15'7" max (5.12 x 4.76 max)

Patio doors opening out onto the rear garden, gas fireplace and access to the study/4th bedroom.

Dining Room

8'3" x 10'4" (2.54 x 3.17)

Accessed from this living room with patio doors out to the garden and a rear aspect UPVC double glazed window and opening into the kitchen

Kitchen

15'8" x 6'7" max (4.78 x 2.02 max)

Fitted kitchen with a range of eye and base level cupboards, ample worktops, 1 and quarter sink with drainer, spaces for domestic appliances and fridge freezer, rear aspect UPVC double glazed window.

Study/Bedroom 4

9'0" x 7'10" (2.75 x 2.40)

Front aspect UPVC double glazed window, access to under stairs cupboard and access to downstairs WC.

WC

Front aspect UPVC window, cupboard, wash hand basin and WC.

Landing

Front aspect UPVC double glazed window, boiler located at the top of the stairs, airing cupboard and access to all bedrooms and bathroom

Bedroom 1

12'7" x 10'4" (3.85 x 3.16)

Spacious double bedroom with rear aspect UPVC double glazed window and built in cupboard

Bedroom 2

8'9" x 11'9" (2.68 x 3.60)

Double bedroom with rear aspect UPVC double glazed window and 2 built in cupboards





Bedroom 3

9'2"ax x 7'11" max (2.81max x 2.42 max)

Front aspect UPVC double glazed window, raised level cupboard above the stairs and loft hatch access

Bathroom

Bath with shower above, hand wash basin, front aspect UPVC double glazed window, heated towel rail and WC

Outside

Front garden - Lawned front garden with well established hedges

Rear garden -

Council Tax

Band B

Other information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 6 mbps

Superfast - 72 mbps

Ultrafast -

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 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.

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

Area Map



Energy Efficiency Graph

