



92 Spa Road
Weymouth, DT3 5ER

Asking Price £615,000 Freehold

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A Characterful Edwardian Period home with original features offering Spacious Four bedroom, 3 Reception Accommodation with a number of original features. Located in the desirable residential location of Radipole, close to good local Schools & Amenities and within 2 miles from the Town centre, Beach and Harbour Area. The property has been tastefully and attractively presented, offering a Contemporary Kitchen Diner with bifold doors leading to the large enclosed rear garden with a summerhouse. On the first floor there are four bedrooms, including bedroom 2 which offers a En-suite Shower Room and a Juliette balcony over looking the garden, there is also staircase from the landing to a loft room which the present owners used as a unofficial lounge.
****MUST VIEW***

PORCH

Double aspect room, tiled floor, and door into:

HALLWAY

Wood stripped floor, panel radiator, under stair alcove, and meter cupboard.

LIVING ROOM

12'5" x 12'1" extending into bay (3.80m x 3.70m extending into bay)

Bay window to front, panel radiator, gas fire, alcoves and picture rail.

SITTING ROOM

12'1" x 11'9" (3.70m x 3.60m)

Door to rear, wood stripped floor, alcoves and picture rail.

CLOAKROOM

Low level WC, wash hand basin, and tiled splash back.

KITCHEN/ DINER

27'6" x 10'9" (8.40m x 3.30m)

Double aspect room, bi fold doors to rear and door to side, range of eye level base and wall units, hard wood work tops, double bowl Belfast sink with mixer tap, space for range cooker, plumbing for dish washer, washing machine and dryer, space for fridge freezer, spot lights, tiled floor and splash backs and panel radiator.

FIRST FLOOR LANDING

Panel radiator.

BEDROOM ONE

12'5" x 12'1" extending into bay (3.80m x 3.70m extending into bay)

Bay window to front, wood stripped floor boards, panel radiator, built in double wardrobes, and picture rail.

BEDROOM TWO

17'8" x 10'9" maximum (5.40m x 3.30m maximum)

Double aspect, doors to Juliet balcony, airing cupboard housing hot water cylinder, door to:

EN-SUITE

Window to rear, walk in shower unit, low level WC, wash hand basin, tiled walls and flooring, and chrome heated towel rail.

BEDROOM THREE

11'6" x 9'1" (3.52m x 2.77m)

Window to rear, under stair storage cupboards and panel radiator.

BEDROOM FOUR

9'2" x 6'10" (2.80m x 2.10m)

Panel radiator, and door to front veranda.

BATHROOM

Windows to side, large bath tub with jacuzzi, mixer tap and hand shower attachment, corner glazed shower cubicle, low level WC, wash hand basin with storage below, low level WC, chrome heated towel rail, tiled walls and flooring.





STAIRS TO LOFT ROOM

24'3" x 8'2" (7.40m x 2.50m)

Window to the front, velux windows to side, and large loft storage cupboard.

OUTSIDE

To the front there is block paved off road parking with side access to the rear garden with an attractive block paved patio leading to a lawn area with mature shrubs and trees, flower beds and borders. there is a further paved patio area with a summer house and mature shrubs and trees with gate to a further garden area with raised vegetable beds, a green house and mature grape vine.

COUNCIL TAX

Band E

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 13 mbps

Superfast 80 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



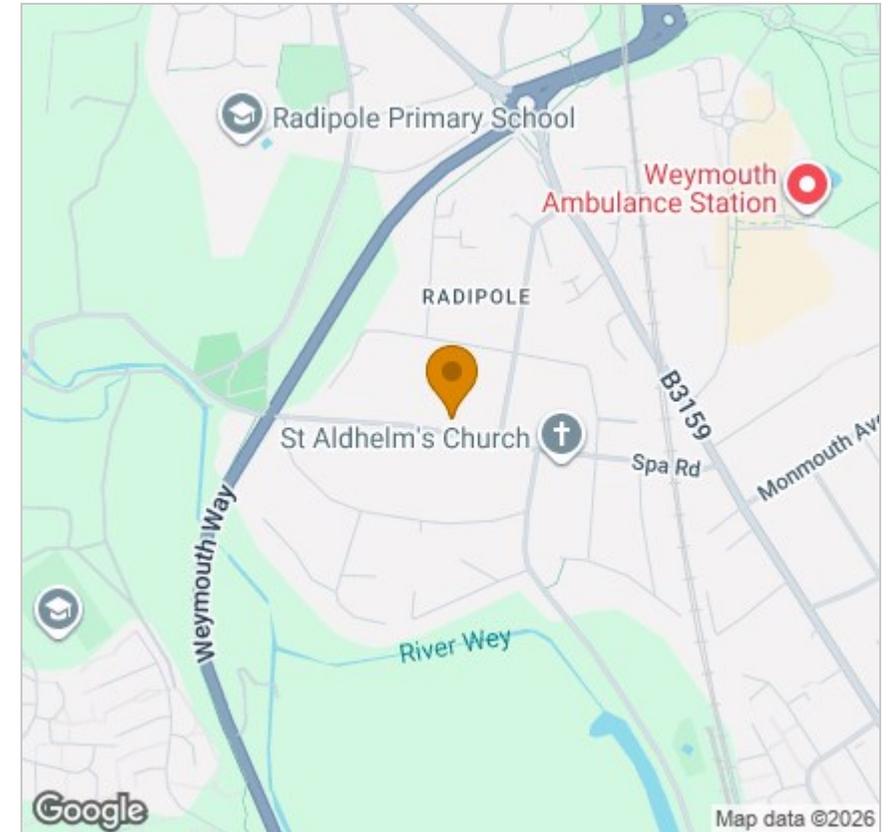
Viewing

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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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

