



17 Lymes Close
Weymouth, DT4 9XN

£225,000 Freehold



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A two bedroom terraced house located in a sought after area just off Old Wyke Square and close to an excellent range of local amenities within Wyke Regis. The property is ready for redecoration and some updating but does offer UPVC double glazed windows and electric heaters, outside there are gardens to the front and rear plus an allocated parking space. Suitable for first time buyers, investors and down sizers the property suits a wide range of buyers and is offered for a sale vacant with no forward chain.

Lounge
15'0" x 11'10" (4.58 x 3.63)
Under stairs cupboard

Kitchen
11'10" x 8'11" (3.63 x 2.73)
Sink unit set in to work top with drawers and cupboards below plus wall mounted cupboards above, electric hob and oven, space for washing machine and fridge freezer, door to rear garden

Landing

Bedroom 1
13'1" x 9'8" (4.00 x 2.96)
Sliding door to built in wardrobe, distant sea view

Bedroom 2
10'9" x 6'6" (3.30 x 2.00)

Bathroom
White suite with panel bath and shower above, wash hand basin and WC

Outside
Small garden areas to the front and rear

Parking
One allocated parking space

Council Tax Band
Band B Council Tax with Dorset Council





Utility Supplies

Mails Electricity water & drainage connected, gas is not connected

Construction

Traditional cavity construction under a pitched roof

Flood Risk

No Risk from rivers or sea and very low risk from surface water

Phone and Broadband signal strength and coverage

Vodafone 3 EE & O2 signals are strong, TV, Sky & BT are available Virgin in not available

Broadband estimated standard 9 mbps superfast 80 mbps ultrafast 1000 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

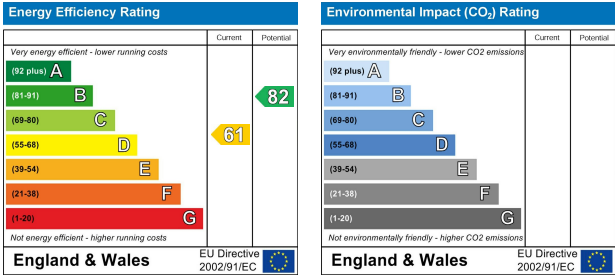
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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