



70 Carisbrooke  
Southill Weymouth, DT4 9SH

**£300,000 Freehold**



# 70 Carisbrooke

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A three bedroom end of terraced house situated on a large corner plot including land to the side offering potential space to extend subject to planning permission or potential space to park a boat, caravan or motor home. internally there is ample accommodation offering an entrance hall, lounge diner separate kitchen and a WC on the ground floor plus three bedrooms and a bathroom on the first floor. The property is ready for some updating.

## Entrance Hall

Built in cupboard

## Lounge Diner

19'11" x 17'3" max (6.08 x 5.27 max)

L Shaped, door to rear garden

## Kitchen

10'11" x 6'10" (3.35 x 2.10)

Fitted with rang of units including sink unit set in work surface with drawers and cupboards below, wall mounted cupboards, cooker space and space for fridge freezer

## WC

WC & Wash Hand basin

## Utility Area / Rear Porch

6'5" x 4'11" (1.98 x 1.50)

Work top with plumbing for washing machine below, door to rear garden

## Landing

Built in cupboard

## Bedroom 1

11'11" x 10'6" (3.64 x 3.21)

Built in sliding door wardrobes, distant views

## Bedroom 2

15'0" x 9'4" (4.58 x 2.85)

## Bedroom 3

11'3" x 7'1" (3.45 x 2.18)

## Bathroom

Panel bath, wash hand basin & wc

## Outside

Front and rear gardens have mainly been paved, there is a timber shed in the rear garden and rear pedestrian access, there is also an ample sized piece of land to the side, this land could be used to extend the property subject to planning permission or provide additional parking or as additional garden space





### **Garage & Parking**

There is a single garage with up and over door which has been split to provide a shorter garage 2.75 x 2.50 and a separate store 2.7 x 2.55 accessed from the rear garden, there is also a dropped curb leading to a parking space to the side

### **Council Tax**

Band C with Dorset Council

### **Utility Supply**

Mains gas electricity water and drainage connected

### **Flood Risk**

Very low flood risk from rivers sea and surface water

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Phone and Broadband signal strength and coverage**

Mobile phone signals O2, & 3 strong, Vodafone 7 EE is average  
TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 5 mbps superfast 80 mbps ultrafast not available yet

### **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

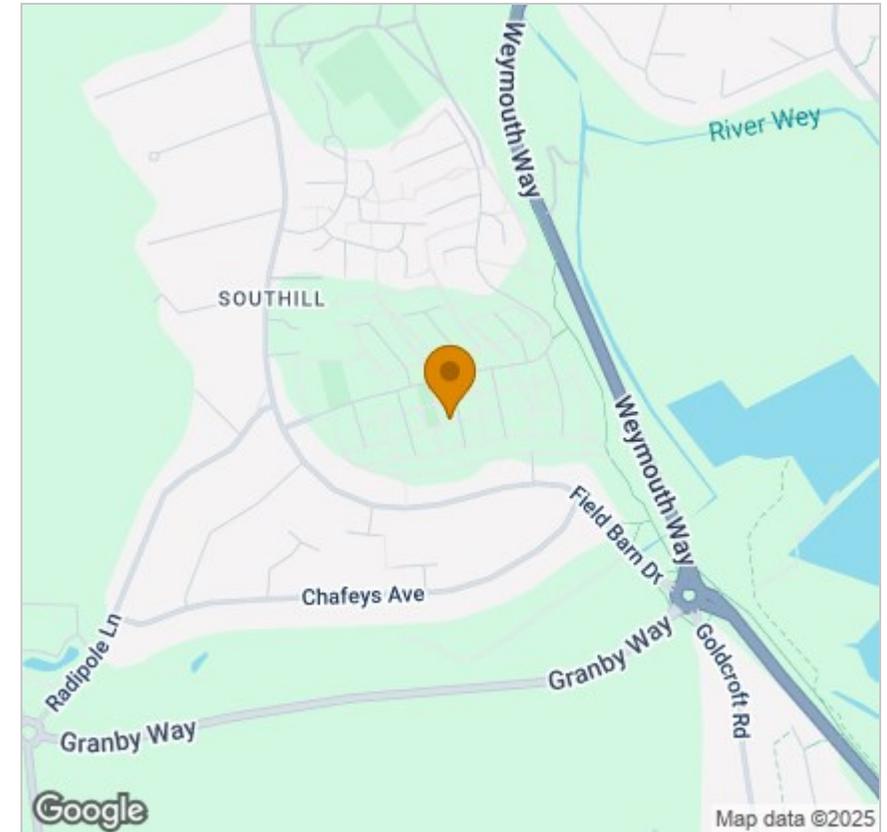


## Viewing

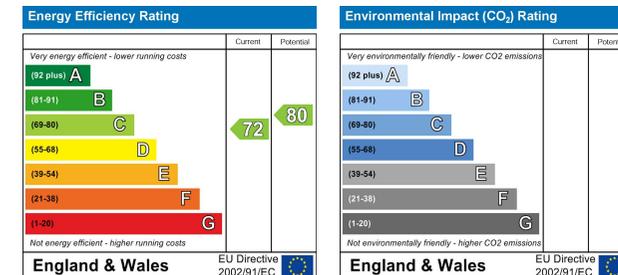
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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