



72 Westhill Road
Weymouth, DT4 9NE

Guide Price £450,000 Freehold



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From A fantastic refurbishment project offering stunning sea views over The Fleet and Chesil Beach. This 3 bedroom detached bungalow is in need of full refurbishment throughout with a large living room and large kitchen/diner as well as stairs rising to 2 loft rooms, one of which offers direct sea views. The front garden is bordered by a substantial stone wall and offers off road driveway parking. The rear garden has huge potential to accommodate adaptations the property to make the most of property's desirable location.

Entrance Vestibule

Doors to:

Bedroom 1

11'1" x 11'3" (3.38 x 3.44)
Large front aspect bay window

Bedroom 2

11'1" x 9'4" (3.38 x 2.87)
Large front aspect bay window

Bedroom 3

5'11" x 8'9" (1.81 x 2.67)

WC

Bathroom

Side aspect window, panel bath with shower overhead, wash hand basin

Living Room

21'10" x 14'9" (6.66 x 4.51)
Rear aspect sliding doors into lean to, high level side aspect window, stair rising to the first floor with access to loft rooms

Kitchen

18'11" x 9'4" (5.77 x 2.87)
Large rear aspect window, fitted kitchen with ample eye and base level units, 1 and 1/4 sink and drainer, 4 ring gas hob, eye level double oven, space for domestic appliances, pantry with side aspect window

Lean-to

Loft room 1

16'8" max x 9'6" (5.09 max x 2.91)
Rear aspect window, restricted head height into the caves

Loft room 2

No window, restricted head height into the caves





Outside

Front - Enclosed front garden laid to lawn with hardstanding gated driveway, fronted by a substantial stone wall.

Rear - Large rear garden in need of landscaping predominantly grassed. Patio abutting the rear of the property. Backing on to rural land provided direct sea views.

Other information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 7 mbps

Superfast - 60 mbps

Ultrafast - 0

Flood Risk

Rivers & Seas - No risk

Surface Water - Very low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Council Tax

Band

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

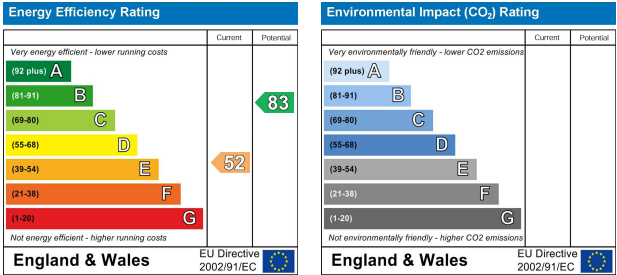
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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