



69 Kestrel View
Weymouth, DT3 5QY

£225,000 Freehold



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A lovely two bedroom semi detached house with country views to the rear, attractively landscaped gardens and two allocated parking spaces to the rear. Located approximately four miles from Weymouth Town Centre with excellent local amenities close by including shops, primary school, doctors & dentist surgery's. The property has been well maintained and attractively presented by the present owners making this a great first home or investment property.

Hall

Lounge
13'4" x 10'2" (4.07 x 3.11)

Kitchen Diner
13'3" x 9'2" (4.04 x 2.80)
Sink units set into worktops with drawers and cupboards below, wall mounted cupboards, space for fridge freezer, washing machine and dish washer. Ample space for table, door to under stairs cupboard and French doors to rear decking and patio

Landing
Built in cupboard

Bedroom 1
13'3" x 11'4" max measurements (4.05 x 3.46 max measurements)

Bedroom 2
11'2" x 6'9" max measurements (3.41 x 2.08 max measurements)

Bathroom
Fitted with suite offering a panel bath with shower above, wash hand basin and W C

Garden
The front garden is a slopping garden that has been terraced with steps leading down to the front door and the remainder attractively landscaped and well stocked with plants offering a good degree of privacy from the road. to the rear the garden is attractively presented partly laid to decking with the remainder to a gravelled area and to a lower patio area with raised borders





Parking

Two Allocated parking spaces to the rear

Council Tax

Band B Council Tax

Flood Risk

Very low risk of flooding from rivers sea or surface water

Utility Supplies

Mains gas electric water and drainage connected

Phone and Broadband signal strength and coverage

O2, 3 & Vodafone signals are strong, EE is average

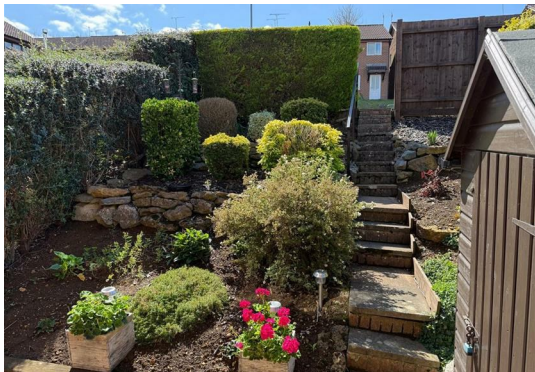
TV, Sky & BT are available Virgin in not available

Broadband estimated standard 17 mbps superfast 80 mbps ultrafast 1800 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

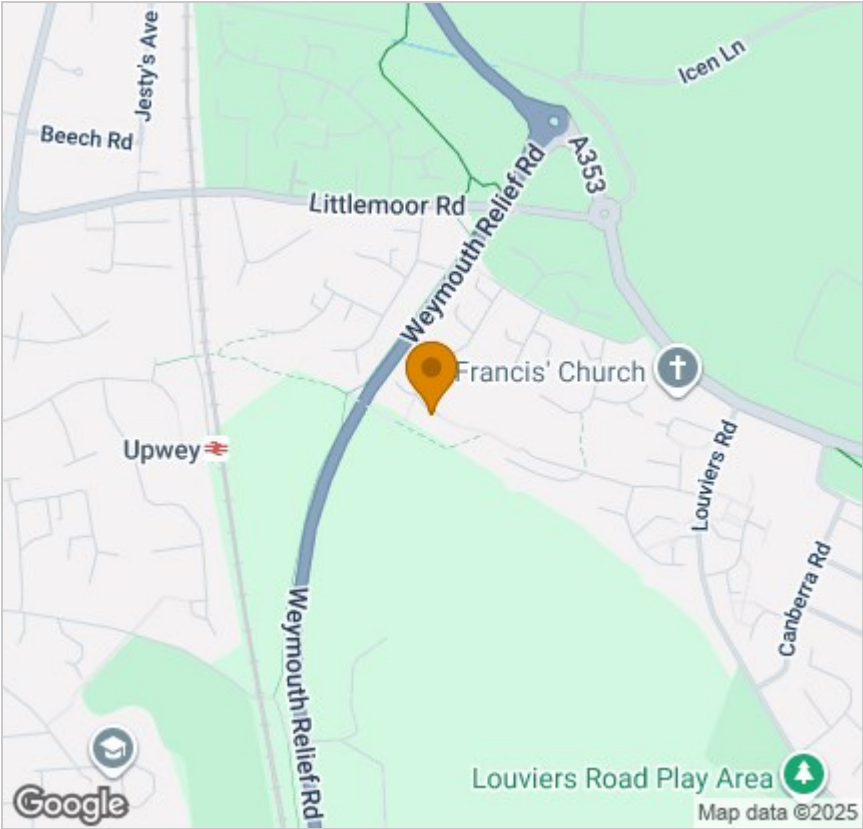


Viewing

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

