



17 Cornflower Close  
Weymouth, DT3 6SZ

**£340,000 Freehold**



## 17 Cornflower Close

Weymouth, DT3 6SZ

A three bedroom semi detached family home with a south facing rear garden and an integral garage and off road parking for two cars. Internally the property is well maintained and attractively presented offering three double bedrooms including a dressing area to bedroom one and an en suite shower room. Downstairs there is an ample sized lounge a dining room and kitchen plus a ground floor WC, there is gas central heating and UPVC double glazed windows plus a modern kitchen and bathroom. Located approximately four miles from Weymouth town centre there are good local amenities nearby including access to Upwey Train station and the county town of Dorchester is also only 6 miles away

### Porch

**Lounge**  
17'8" x 12'3" (5.40 x 3.75)  
Gas fire

**Dining Room**  
9'9" x 7'10" (2.98 x 2.40)  
Sliding patio doors to patio and rear garden

**Kitchen**  
10'7" x 7'11" (3.25 x 2.42)  
Fitted with a modern kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below, four ring gas hob and electric oven, space for washing machine and fridge freezer, wall mounted cupboards, door to patio and rear garden

**Lobby**  
Door to understairs storage cupboard, door to garage

**WC**  
Fitted with WC and wash hand basin

**Landing**  
Cupboard

**Bedroom 1**  
17'4" x 9'10" (5.29 x 3.00)  
Including dressing area with built in sliding door wardrobe

**En Suite Shower Room**  
Fitted with tiled shower, WC and wash hand basin

**Bedroom 2**  
11'6" x 8'7" (3.52 x 2.64)

**Bedroom 3**  
11'5" x 8'11" (3.49 x 2.73)





### **Bathroom**

Fitted with white suite comprising panel bath, wash hand basin and WC

### **Garage and Parking**

Off road parking to the front for two cars plus access to an integral garage with up and over door power and light

### **Gardens**

Enclosed south facing garden to the rear partly laid to patio with remainder mainly to lawn with well stocked borders a decked area and a timber shed

### **Council Tax**

Band D with Dorset Council

### **Utility Supplies**

Mains Gas electric water and drainage are connected

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Flood Risk**

Very low risk from rivers or sea, medium risk from surface water

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

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

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 15 mbps superfast 80 mbps ultrafast 1800mbps

### **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.

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.

Area Map



Energy Efficiency Graph

