



12 Parkmead Road  
Weymouth, DT4 9AL

**Asking Price £240,000 Freehold**

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## 12 Parkmead Road Weymouth, DT4 9AL

A very well presented and newly refurbished two bedroom character house, located in this desirable residential position in Wyke Regis. The property has a modern fitted kitchen, bathroom, dining room, living room and second reception to the ground floor, and two double bedrooms to the first floor level, gas central heating, UPVC windows, and an attractive enclosed private rear garden with a workshop/ home office.

### ENTRANCE HALL

Panel radiator, laminate flooring, and under stair storage alcove.

### DINING ROOM

9'6" x 9'4" (2.91m x 2.85m)

Window to front, panel radiator, laminate flooring, fireplace with stone surround, and serving hatch.

### LIVING ROOM

14'8" x 8'3" (4.48m x 2.54m)

Panel radiator, laminate floor, alcoves and doors to:

### SUN ROOM

Doors to garden.

### KITCHEN

10'10" x 8'5" (3.32m x 2.59m)

Window to side, extensive range of modern fitted eye level base and wall units, single drainer sink with mixer tap, built in dishwasher, space for electric cooker and fridge freezer, tiled splash backs and door to:

### LOBBY AREA

Door to garden, storage cupboard housing Glow Worm boiler, door to:

### BATHROOM

Window to rear, panel bath, shower cubicle, wash hand basin, low level WC, and chrome heated towel rail.

### FIRST FLOOR

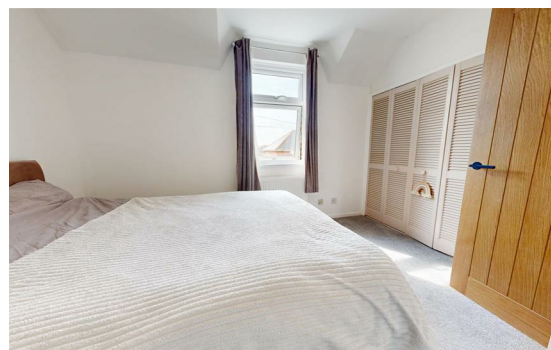
Door to:

### BEDROOM ONE

14'2" x 8'5" (4.32m x 2.58m)

Window to rear, and panel radiator.





### **BEDROOM TWO**

11'3" x 9'6" (3.44m x 2.91m)

Window to front, panel radiator, and fitted range of wardrobes.

### **OUTSIDE**

To the front there is an enclosed garden area leading to the front door, and to the rear is an enclosed private garden with lawn, mature shrubs and flower beds leading to a hard standing block built workshop with a home office potential.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

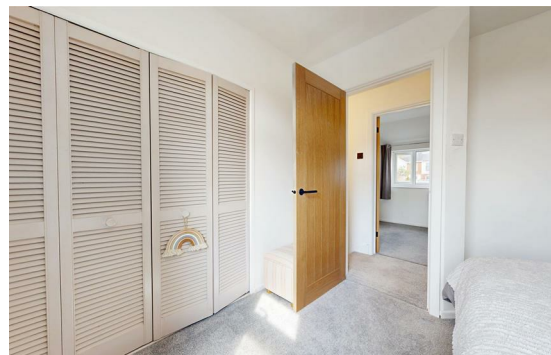
Surface Water Very Low

Services

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

### **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

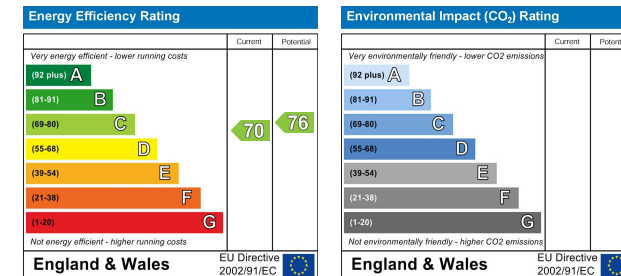
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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