

66 Grove Avenue, Weymouth, DT4 7RJ

Offers In Excess Of £410,000 Freehold









### 66 Grove Avenue,

Weymouth, DT4 7RJ

A four bedroom detached home located in a popular area a short walk from the Lodmoor Country Park and close to good local amenities at Lodmoor hill, Greenhill Beach is also within walking distance and Weymouth Town Centre is less than two miles away. Internally the accommodation is well proportioned but is ready for some updating, benefiting from Gas Central Heating, UPVC Double Glazed windows (No Fensa certificate available) there is also parking for two cars alongside leading to a double garage 5.00 x 4.64

#### **Entrance Hall**

Door to under stairs cupboard

### Cloakroom

Wc & wash hand basin

### Lounge

15'8" x 11'8" (4.78 x 3.57)

Sliding patio doors to rear garden

### **Dining Room**

10'4" x 9'1" (3.16 x 2.77)

### kitchen

11'6" x 9'1" (3.52 x 2.77)

Fitted with range of kitchen units, although is approaching the time a new kitchen will be neededDoor to side driveway

### Landing

Built in cupboard

### **Bedroom 1**

11'9" x 11'6" (3.60 x 3.51)

### **Bedroom 2**

11'8" 10'4" (3.57 3.17)

### **Bedroom 3**

11'6" x 9'1" (3.52 x 2.79)

### **Bedroom 4**

10'4" x 9'1" (3.17 x 2.78)

### **Bathroom**

8'7" x 6'1" (2.62 x 1.86)

Fitted with three piece suite with panel bath, wash hand basin and low level WC



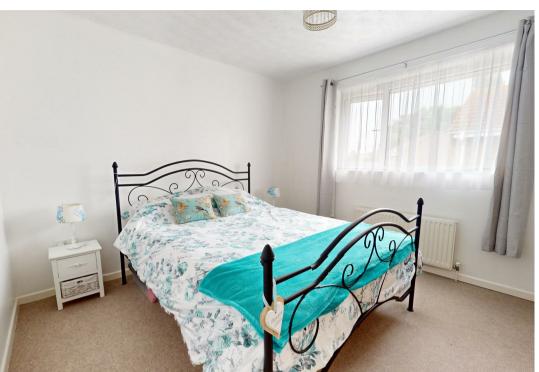






















### Outside

Small garden to the front, enclosed garden to the rear partly laid to lawn with the remainder to lawn and borders

## **Double Garage & Parking** 16'4" x 15'2" (5.00 x 4.64)

Off road parking for two cars leading to double garage with up and over door and service door to rear garden

#### Construction

Traditionally built with brick elevations under a pitched roof with piled foundations

### Council Tax

Band E with Dorset Council

### Flood Risk

No risk from Rivers or Sea, low risk of surface flooding

## Phone and Broadband signal strength and coverage

Vodafone O2, 3 & EE are average signals TV, Sky & BT are available Virgin in not available

Broadband estimated standard 6 mbps superfast 72 mbps ultrafast 1000 mbps

### **Utility supplies**

Mains gas, electricity water and drainage are connected

### Legal Disclaimer

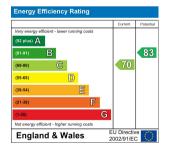
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

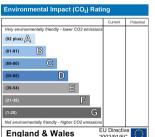
## Floor Plan Area Map



# Weymouth Ambulance Station Weymouth Bay Ave The Dorchester Road Surgery SEA LIFE Centre Coombe Ave Weymouth Weymouth College MELCOMBE Coords Map data @2025

## **Energy Efficiency Graph**





### 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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