



28 Benville Road
Weymouth, DT4 0SG

Asking Price £265,000 Freehold

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A well presented 3 bedroom family home in a convenient residential location close to shops, amenities and local doctors surgery. This is an ideal First time buy or starter family home being located betwixt numerous primary and secondary schools. This mid-terrace house is deceptively spacious with a large sun room to the rear overlooking a beautifully maintained rear garden with composite decking, outside storage and raised planters with mature shrubs and plants. There is block paved off road parking to front offering space for at least 2 cars.

Hallway

Stairs rising to the first floor with storage cupboard underneath, laid to wood flooring continuing into the living room.

Kitchen

11'1" x 12'9" (3.39 x 3.91)

Spacious fitted kitchen with predominantly low level cupboards and ample worktop space, spaces for Fridge/freezer and freestanding cooker, built in breakfast bar, front aspect UPVC double glazed window, access to pantry/larder with further doorway to the utility room

Living Room

11'2" x 13'5" (3.41 x 4.09)

Laid to wooden flooring with feature fireplace surround with wood burner, glazed wooden bi-fold doors opening into the sun room

Sun Room

11'8" x 9'5" (3.57 x 2.88)

UPVC double glazed windows to all elevation with patio doors out onto the garden

Utility

Space and plumbing for washing machine and tumble dryer with large storage cupboard and external door to the rear garden.

Bedroom 1

11'6" x 9'4" (3.53 x 2.87)

Double bedroom with rear aspect UPVC double glazed window, large built in wardrobe with sliding doors with a further built in cupboard opposite.

Bedroom 2

11'3" x 10'2" (3.44 x 3.10)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 3

10'5" x 6'11" (3.19 x 2.11)

Front aspect UPVC double glazed window and built in storage cupboards

Bathroom

Front aspect UPVC double glazed window with bath and shower overhead and hand wash basin.

WC

Front aspect UPVC double glazed window and WC





Outside

Front - Blocked paved driveway with space for 2 cars and right of way access to rear garden gate.

Rear - Enclosed garden with multiple storage cupboards, composite decking seating area abutting the rear elevation with steps down to a beautifully manicured garden with raised boarders, rockery, patio and lawned garden area. The the far end of the garden is a large shed/storage area.

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 6 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

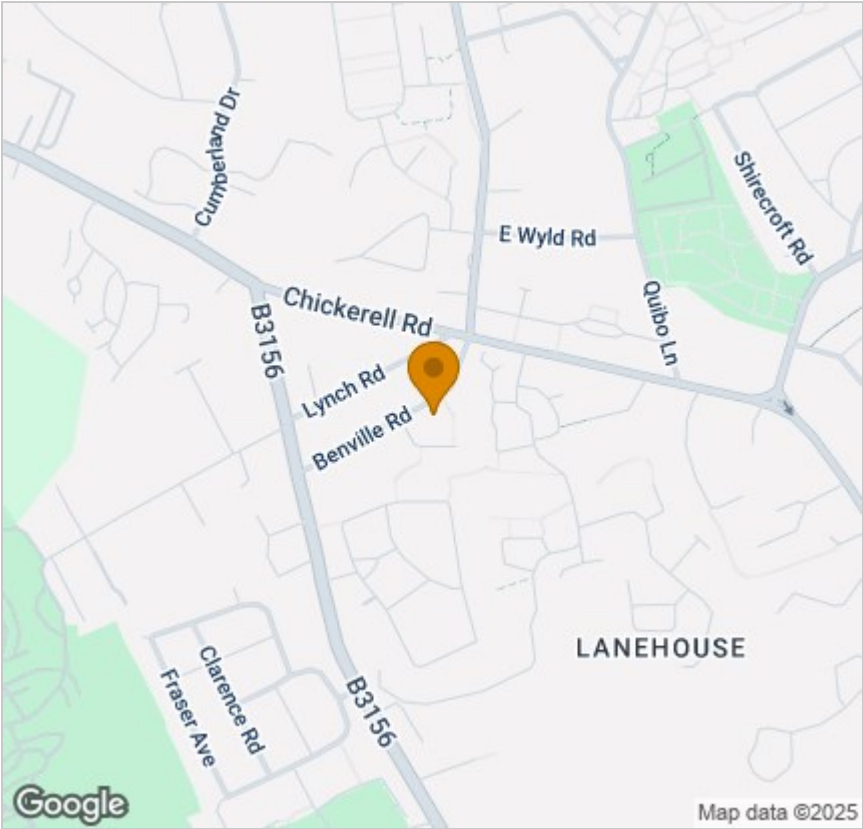


Viewing

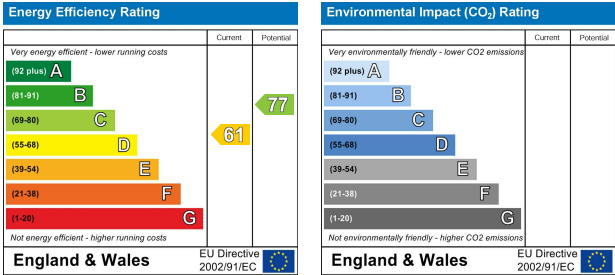
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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