



44 The Finches
Weymouth, DT3 5QN

Asking Price £320,000 Freehold

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An extended 4 bedroom semi-detached home in a convenient commutable location to both Weymouth, Dorchester and Preston. The property boasts a separate utility room and downstairs WC, a master ensuite, an integral garage and off road parking for 2/3 cars. The property could benefit from some cosmetic updating internally, but is gas centrally heated and UPVC double glazed throughout and would make a fantastic family home, perfect for a growing family.

Entrance

Stairs rising to the first floor

Living Room

14'9" max x 11'4" max (4.50 max x 3.47 max)

Front aspect UPVC double glazed window, access into the dining room

Dining Room

14'7" x 10'2" (4.45 x 3.11)

Patio doors to the rear garden, opening into the kitchen, storage cupboard under the stairs

Kitchen

9'11" x 9'9" (3.04 x 2.99)

Rear aspect UPVC double glazed window, a range of eye and base level cupboards, ample worktop space with sink and drainer,

Utility Room

Front aspect UPVC window, external side door giving access to the garden, worktop with space and plumbing for washing machine and tumble dryer, door to downstairs WC

WC

Rear aspect UPVC double glazed window, wash hand basin and WC

Bedroom 1

15'11" x 9'9" (4.87 x 2.99)

Double bedroom with fitted wardrobes and drawers, front aspect UPVC double glazed window, access to understairs cupboard.

Ensuite

Single shower cubicle, vanity unit with fitted hand wash basin and WC, heated towel rail and rear aspect UPVC double glazed window.

Bedroom 2

14'1" x 7'9" (4.30 x 2.38)

Double bedroom with fitted wardrobes and drawers, front aspect UPVC double glazed window

Bedroom 3

8'1" x 8'7" (2.48 x 2.62)

Single bedroom with rear aspect UPVC window with far reaching views over the hills

Bedroom 4

8'4" x 8'5" (2.56 x 2.57)

Single bedroom with front aspect UPVC double glazed window

Bathroom

Fully tiled bathroom with bath tub and shower over head, wash hand basin, WC, heated towel rail and Rear aspect UPVC double glazed window.





Outside

Front - Garage and driveway and further block paved driveway for 2 cars with rear access to the back garden

Rear - Split level garden with patio and decking area abutting the rear of the property, steps lead down to an enclosed garden laid to artificial grass and a further patio providing hardstanding for a greenhouse.

Council Tax

Band C

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 17 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

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

Floor Plan

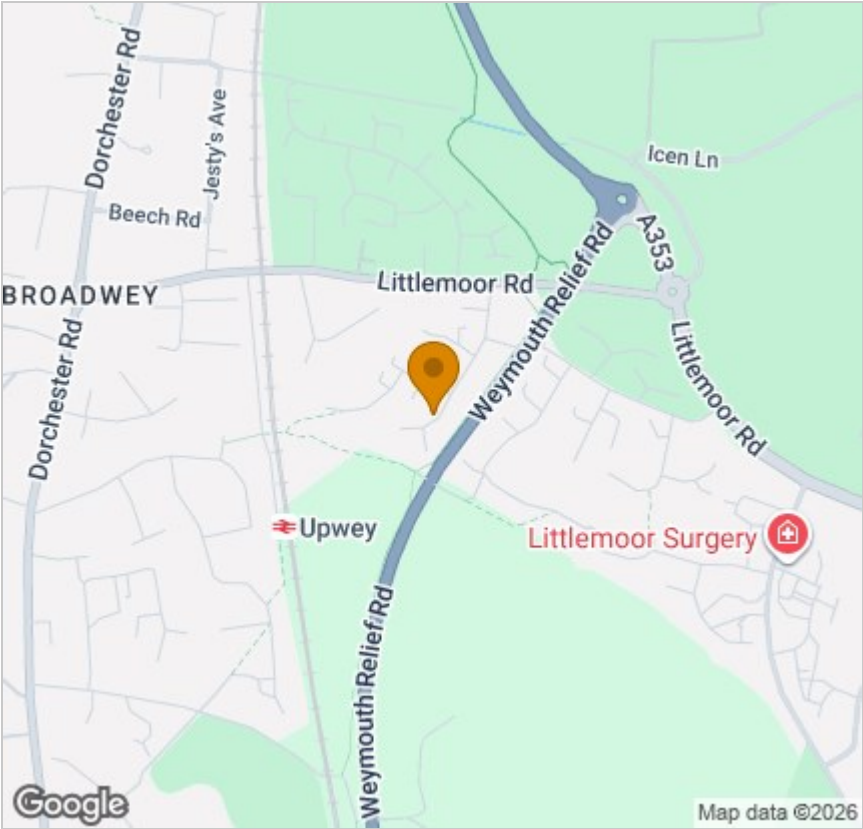


Viewing

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

