



95 Newstead Road
Weymouth, DT4 OAR

£215,000 Freehold



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A spacious three bedroom terraced house with off road parking to the front located in a convenient area with local shops close and a short walk from Weymouth Marina, Harbour Area, Town Centre and Esplanade. Internally the property offers ample and well proportioned accommodation although is in need of modernisation throughout

Entrance Hall

Lounge
12'2" x 10'8" (3.71 x 3.26)
Bay window, Fireplace

Dining Room
13'3" x 9'6" (4.05 x 2.90)
Door to rear garden

Kitchen
15'5" x 9'6" max l shaped (4.72 x 2.90 max l shaped)
Fitted with a range of units but ready for updating

Utility Room
10'5" x 6'6" door to rear garden (3.20 x 2.00 door to rear garden)
In a poor state of repair, door to rear garden

Landing

Bedroom 1
11'11" x 10'8" (3.65 x 3.26)

Bedroom 2
13'3" x 9'6" (4.05 x 2.91)

Bedroom 3
15'5" x 9'6" max l shaped (4.70 x 2.90 max l shaped)

Bathroom
Fitted with suite comprising bath, wash hand basin and WC

Off Road Parking
Off road parking for one car to the front





Garden

enclosed rear garden with walled surround with patio area and raised border and small lawned area

Council Tax

Band B with Dorset Council

Construction

Traditionally built house with rendered or painted brick elevations under a pitched roof

Flood Risk

Rivers & sea no risk, surface water low risk

Phone and Broadband signal strength and coverage

Vodafone & O2 signals are good, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast 1000 mbps

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

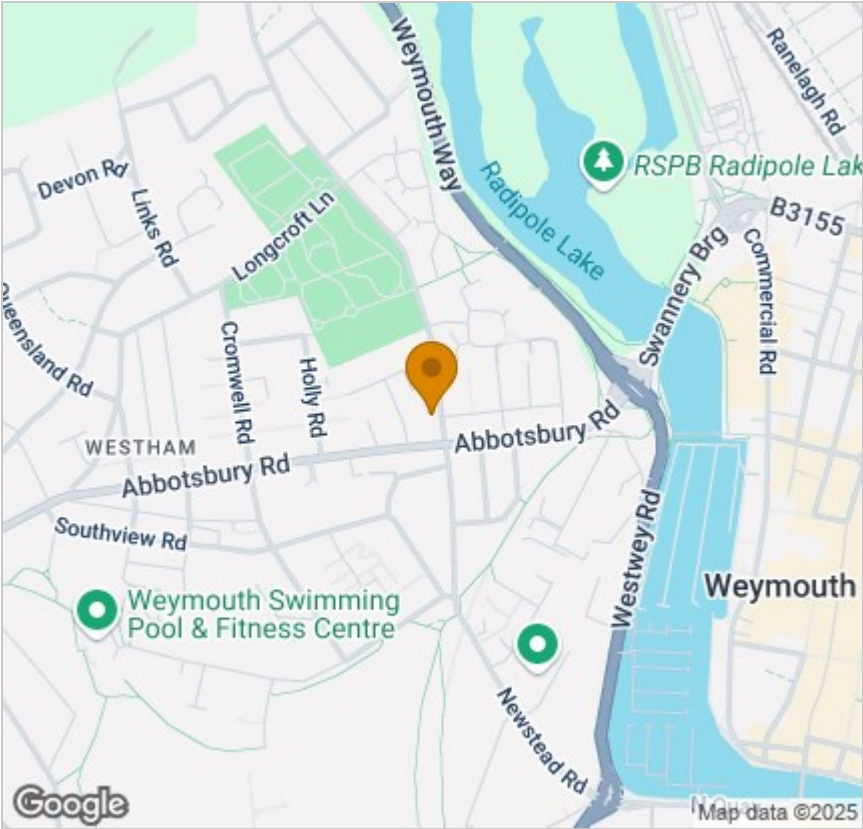


Viewing

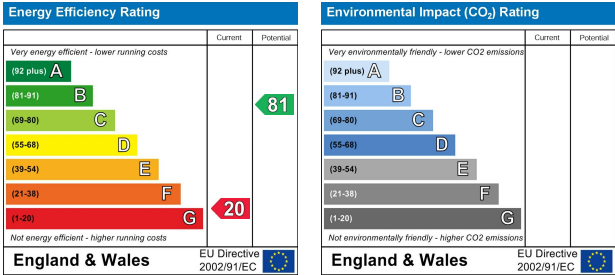
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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