

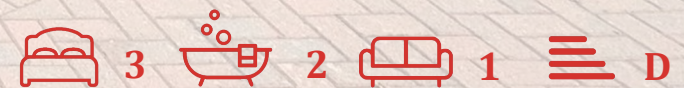


32

Karmar

32 Blenheim Road
Weymouth, DT3 5AZ

Asking Price £425,000 Freehold



32 Blenheim Road Weymouth, DT3 5AZ

A spacious and well presented detached bungalow located in this desirable residential position at Redlands, and close to good local amenities. The property has a modern fitted kitchen, living room, a bathroom and two bedrooms to the ground floor, and a spacious bedroom with an en-suite shower room to the first floor level, gas central heating, UPVC double glazed windows, good off road parking leading to a single garage, and an attractive rear enclosed garden.

ENTRANCE HALL

Door into:

HALLWAY

Panel radiator, and storage cupboard.

LIVING ROOM

17'4" x 10'2" (5.30m x 3.10m)

Double aspect room, patio doors to garden, fireplace with attractive stone surround and hearth, and panel radiator.

KITCHEN

9'10" x 9'2" (3m x 2.80m)

Window to rear, modern range of eye level base and wall units with roll top work surfaces, ceramic one and a quarter bowl sink with mixer tap, integrated dish washer, spaces for electric oven, washing machine, fridge and freezer, wall mounted 'Vaillant' combi boiler, tiled walls and flooring, panel radiator and spotlights

BEDROOM ONE

12'9" x 9'10" (3.90m x 3m)

Window to front, built in fitted wardrobes, and panel radiator.

BEDROOM TWO

12'9" x 10'9" (3.90m x 3.30m)

Bay window to front, gas fire, and panel radiator.

BATHROOM

Window to side, panel bath, corner glazed shower unit, wash hand basin, low level WC, chrome heated towel radiator, spotlights and fully tiled walls and ceiling.

FIRST FLOOR BEDROOM

17'0" x 10'2" (5.20m x 3.10m)

Velux windows to sides, panel radiator, fitted storage cupboards and eaves storage spaces.

EN-SUITE SHOWER ROOM

Velux window to side, built in shower unit, wash hand basin, low level WC, tiled walls and flooring, radiator, and eaves storage.





OUTSIDE

To the front there is a large attractive brick block driveway leading to an attached single GARAGE measuring 4.90m x 2.40m (16'0" x 7'10") with up and over door, power and light and window and door to rear. There is also gated side access to a lovely rear enclosed private garden with a paved patio, astro turf mature shrubs and trees, a storage shed and outside tap.

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 13 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 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

