



2 Devon Road
Weymouth, DT4 0PH

Offers Around £250,000 Freehold

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A 3 bedroom semi-detached house situated on a large corner plot with off-road parking in need of updating and modernising throughout. The property is located in a popular residential location and is a stones throw away for Weymouth Golf Course and a local primary school. This is a fantastic project for a first time buyer wanting to create a home to their own personal tastes or for an investment buyer looking to re-furbish. The property is double glazed throughout and has gas laid to the property, but would need to be re-connected. Viewings are highly advised.

Entrance Hallway

Access to storage cupboard, stairs rising to the first floor

Living Room

9'6" x 12'4" (2.91 x 3.78)

Chimney breast with built in furniture either side, front aspect UPVC double glazed bay window with window seat.

Dining Room

12'8" x 10'7" (3.87 x 3.23)

Rear aspect UPVC double glazed window

Kitchen

8'10" x 8'8" (2.70 x 2.65)

Double aspect UPVC double glazed windows, external door to the garden, wall mounted and base level cupboards, worktop space with stainless steel sink and double drainer, larder storage under the stairs.

Bedroom 1

13'5" x 10'11" (4.10 x 3.35)

Double bedroom with front aspect UPVC double glazed window, chimney breast with built in cupboards either side

Bedroom 2

11'0" x 8'10" (3.36 x 2.70)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 3

8'7" max x 8'5" max (2.64 max x 2.58 max)

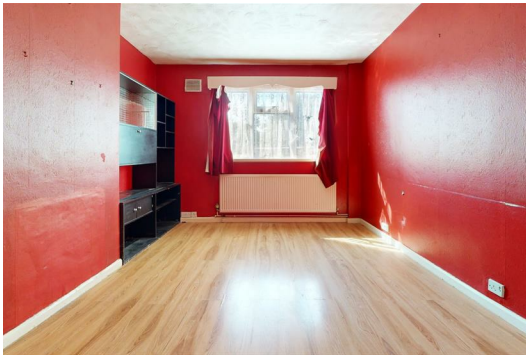
Irregular shaped room with front aspect UPVC double glazed window

Bathroom

Partially tiled bathroom with bath tub and hand wash basin, rear aspect UPVC double glazed window

WC

WC and side aspect UPVC double glazed window





Outside

Large corner plot wrap around garden predominantly laid to lawn, double gates providing off-road parking, multiple hardstanding platforms for various sheds and outbuildings.

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 12 mbps

Superfast - 79 mbps

Ultrafast -1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas but this is currently disconnected , 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

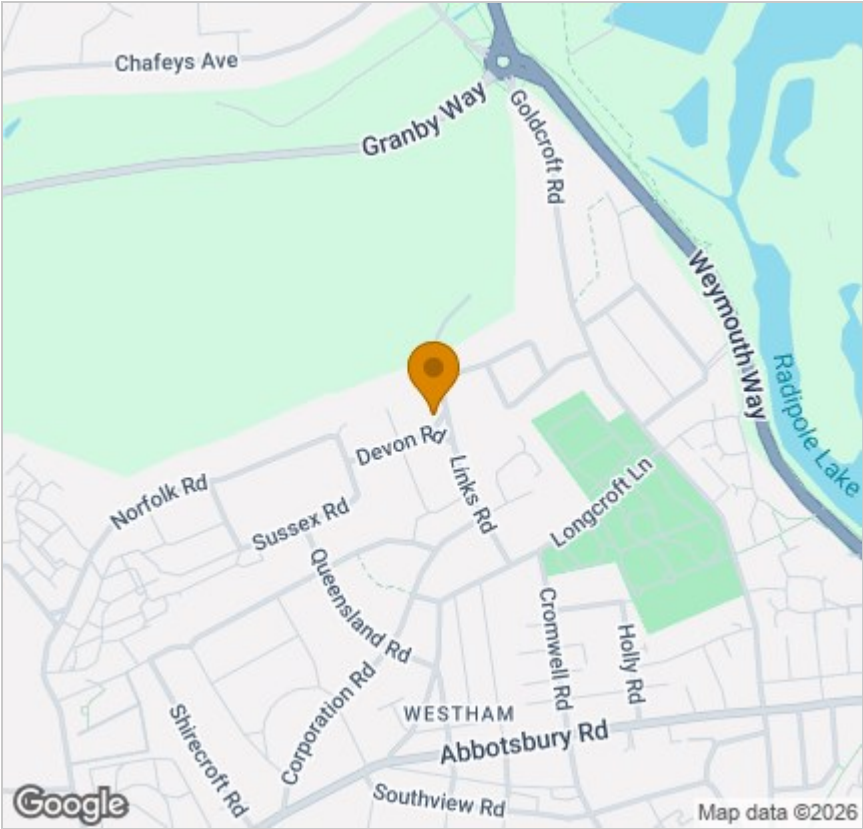


Viewing

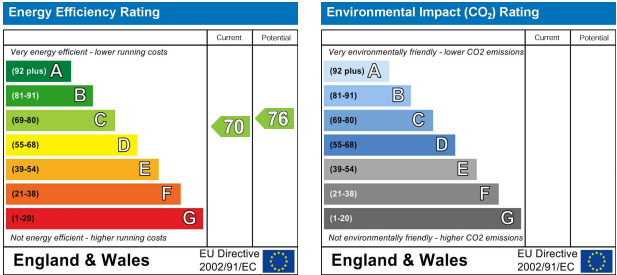
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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