



6 Parkmead Road  
Weymouth, DT4 9AL

**Asking Price £275,000 Freehold**

## 6 Parkmead Road Weymouth, DT4 9AL

A very well presented extended three bedroom terraced house, located in this popular residential position in Wyke Regis, close to good local amenities and school catchment area. the property has a through reception room, a modern fitted kitchen and bathroom to the ground floor, and three generous size bedrooms and a separate cloakroom to the first floor level, gas central heating, UPVC double glazed windows, a private enclosed rear garden with a outside studio/ home office. The property is being sold with no forward chain.

### ENTRANCE HALL

Under stairs storage cupboards, panel radiator and coved ceiling.

### LIVING AREA

9'10" x 9'8" (3.02m x 2.95m)

Window to front, panel radiator, alcoves and coved ceiling.

### DINING AREA

15'3" x 8'7" (4.65m x 2.62m)

Panel radiator, alcove and coved ceiling.

### KITCHEN

13'10" x 8'2" (4.24m x 2.51m)

Window to rear, and door from lobby area into garden, modern range of eye level base and wall units with roll top work surfaces, one and a quarter bowl stainless steel sink with mixer tap, tiled splash backs and flooring, gas cooker point, plumbing for washing machine, space for fridge freezer, panel radiator, and cupboard housing boiler.

### BATHROOM

Window to rear, white suite comprising of a corner bath with mixer tap, large glazed walk in shower cubicle with multi function wall shower system, low level WC, wash hand basin, tiled walls and flooring, extractor fan, and chrome heated towel rail.

### FIRST FLOOR LANDING

Panel radiator, and storage cupboard.

### BEDROOM ONE

14'7"x 9'10" (4.45mx 3m)

Window to front, excellent range of storage cupboards, panel radiator, and attractive cast iron fireplace.

### BEDROOM TWO

16'4".242'9" x 7'6" (5..74m x 2.30m)

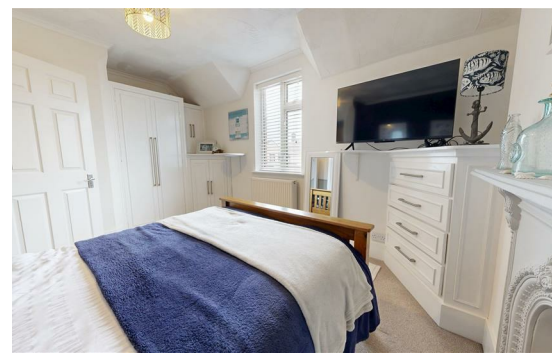
Window to rear, and panel radiator.

### BEDROOM THREE

8'0" x 7'2" (2.46m x 2.20m)

Window to rear, and panel radiator.





### **DRESSING AREA**

8'7" x 7'10" (2.64m x 2.39m)

Excellent range of fitted storage cupboards.

### **SEPERATE CLOAKROOM**

Low level WC, and wash hand basin, and tiled splash backs.

### **OUTSIDE**

The property has a private enclosed rear garden, with lawn, pathway, and raised flower beds, an outside tap, and a large studio/ home office with power and light to the rear.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 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

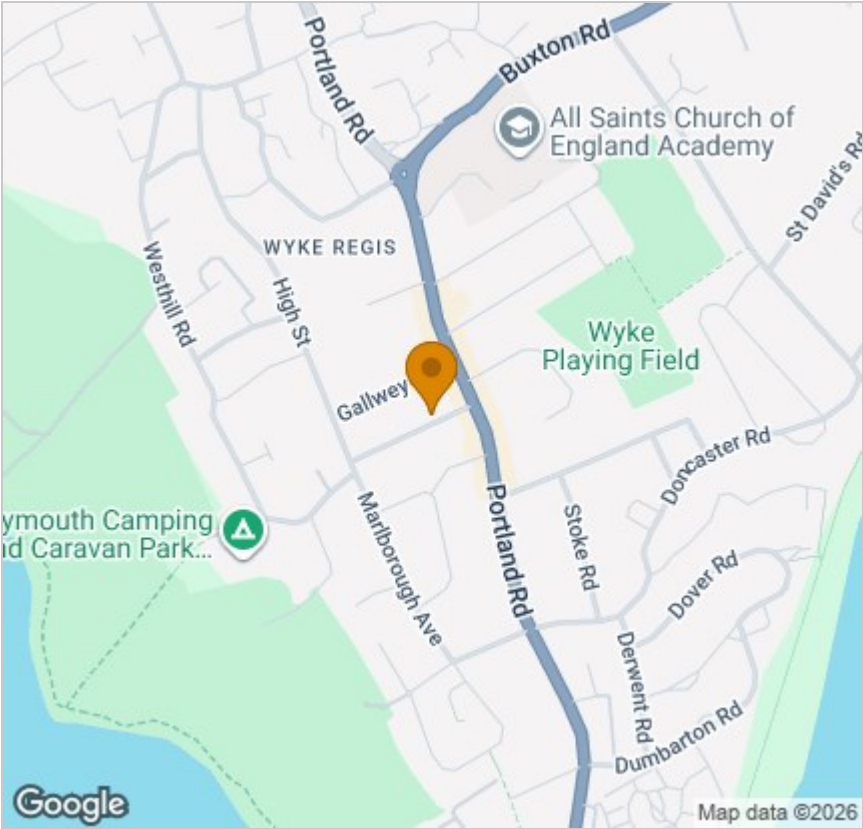


Viewing

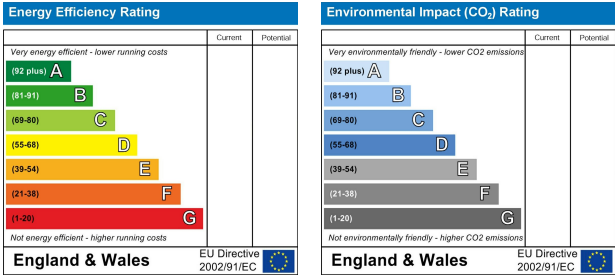
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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