



27 Overlands Road
Weymouth, DT4 9HS

Asking Price £280,000 Freehold



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Situated in a popular residential area of Wyke Regis, Weymouth, this attractive three bedroom mid terrace property offers comfortable and modern living. The property benefits from a modern fitted kitchen and a contemporary bathroom. Ideally located close to a range of local amenities, schools and beautiful coastal walks to the Fleet & Pirates Cove. This property would be perfect for first time buyers or the next step up the property ladder.

Entrance Hall
5'6" x 12'5" (1.7 x 3.8)
Radiator & Understairs Storage

Living Room
11'1" x 11'5" (3.4 x 3.5)
Window to front, Radiator & Chimney Breast

Kitchen Diner
17'8" x 11'5" (5.4 x 3.5)
Stylish modern fitted kitchen with island and bi-fold doors leading to the rear garden. ample eye and base level cupboards, worktop with sink and drainer, fitted with integrated Fridge- freezer, oven, hob, washing machine and dishwasher.

Bathroom
5'6"x 8'6" (1.7x 2.6)
Walk in shower with Floor to ceiling splash back. oval basin set onto a fitted vanity unit, chrome heated towel rail, WC

Bedroom 1
11'5" x 8'6" (3.5 x 2.6)
Window to rear, radiator, fitted double wardrobe

Bedroom 2
11'5" x 7'6" (3.5 x 2.3)
window to front, radiator

Bedroom 3
11'5" x 6'6" (3.5 x 2.0)
Window to front, radiator

Garden
Fully enclosed low maintenance rear garden with a decked seating area and laid lawn. The garden also benefits from an external water tap & outdoor electrical sockets





Parking

This property does not have allocated parking but plenty of on street parking available.

Council Tax

Band B with Dorset Council

Utility Supplies

The property is supplied with mains gas, electricity and water, and mains drainage.

Flood Risk

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Rivers & Seas - Very Low

Surface Water - Very Low

Construction

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Traditional cavity wall construction with brick elevations under a tiled roof

Phone and Broadband signal strength and coverage

Broadband (estimated speeds)

Standard - 9 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps



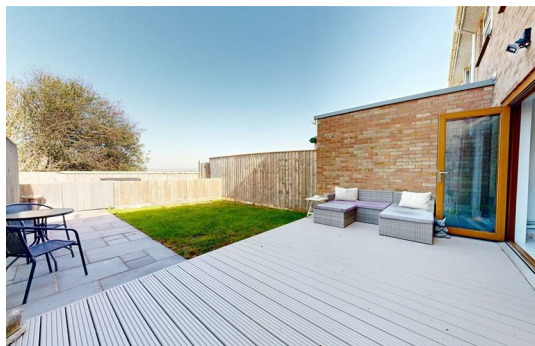
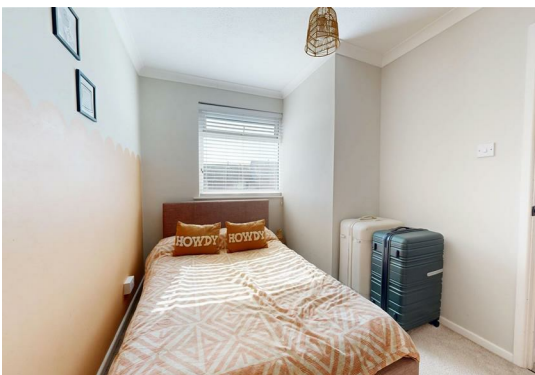
Mobile Coverage:

O2, EE, 3 & Vodafone are all strong

BT & Sky Available

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

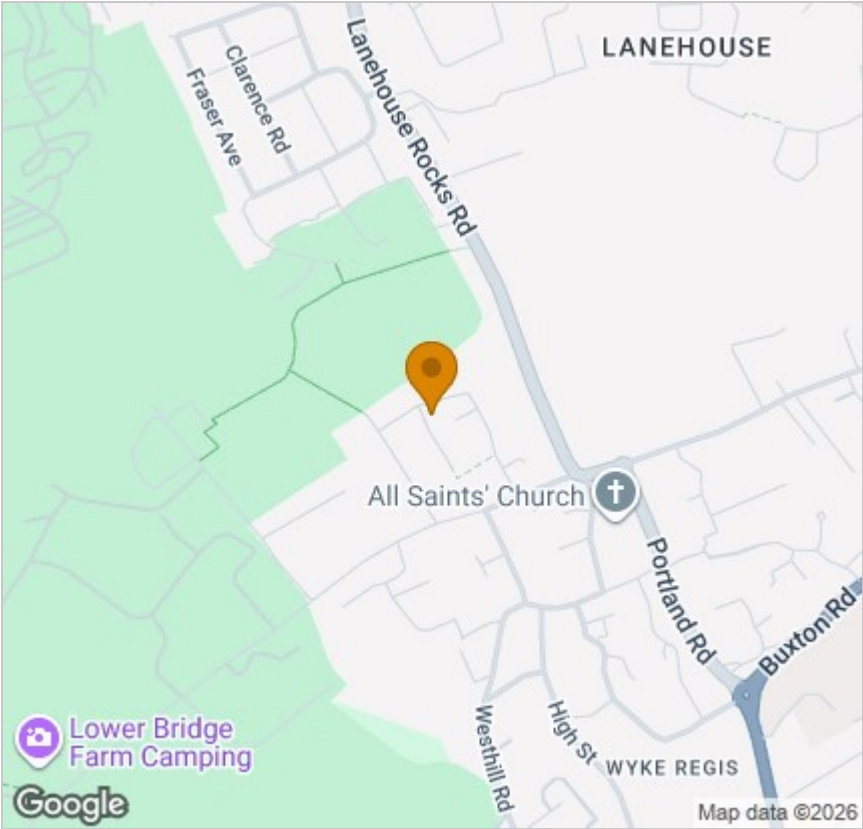


Viewing

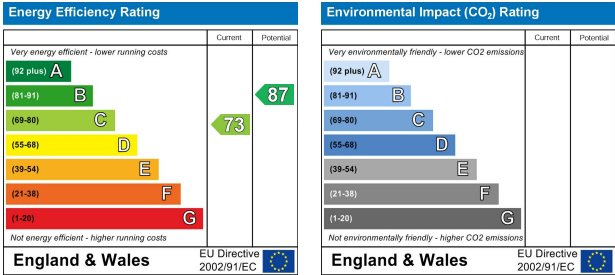
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk