

41 St. Leonards Road

Weymouth, DT4 8LD

Offers Over £300,000 Freehold

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A spacious four bedroom end of terraced house located in this highly convenient position at Rodwell. close to the harbour and town centre. The property has a good size living room, a fitted kitchen, utility room and ground floor cloakroom, and an additional sun room to the ground floor, and four bedrooms and a bathroom to the first floor level, UPVC double glazed windows, gas central heating, good off road parking and and a private enclosed rear garden.

ENTRANCE HALL
Panel radiator, and under stair storage cupboard.

LIVING ROOM
18'9" x 13'1" (5.74m x 3.99m)
Double aspect room, fireplace, panel radiator, opening to:

SUN ROOM
Doors to garden.

KITCHEN
11'3" x 9'6" (3.45m x 2.92m)
Window to rear, range of fitted base and wall units, one and a quarter bowl stainless steel sink with mixer tap, built in double oven, gas hob and extractor fan, and tiled splash backs, larder, space for washing machine.

UTILITY ROOM
Door to side, space for fridge freezer.

CLOAKROOM
Wash hand basin, and low level WC.

FIRST FLOOR LANDING

BEDROOM ONE
13'3" x 12'0" (4.04m x 3.66m)
Window to front, built in wardrobes and panel radiator.

BEDROOM TWO
13'5" x 9'8" (4.09m x 2.95m)
Double aspect room, built in wardrobes and panel radiator.

BEDROOM THREE
10'7" x 10'2" (3.23m x 3.10m)
Window to rear, built in storage cupboard and panel radiator.

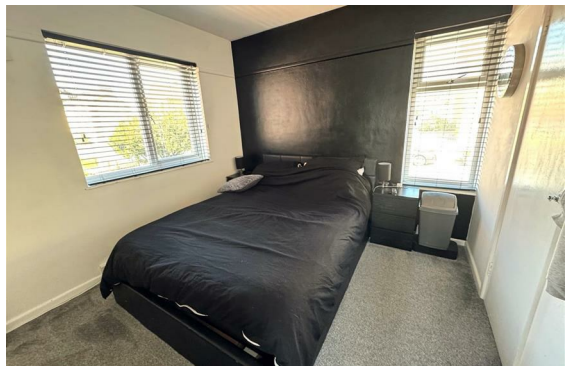


















BEDROOM FOUR
11'8" x 6'5" (3.58m x 1.98m)
Window to rear and panel radiator.

BATHROOM
Window to side, panel bath, shower cubicle, tiled splash backs, wash hand basin, and low level WC.

OUTSIDE
To the front there is hard off road parking for 2 cars, there is side access to a large private rear enclosed garden with lawn and patio, and flower beds.

COUNCIL TAX
Band B

OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

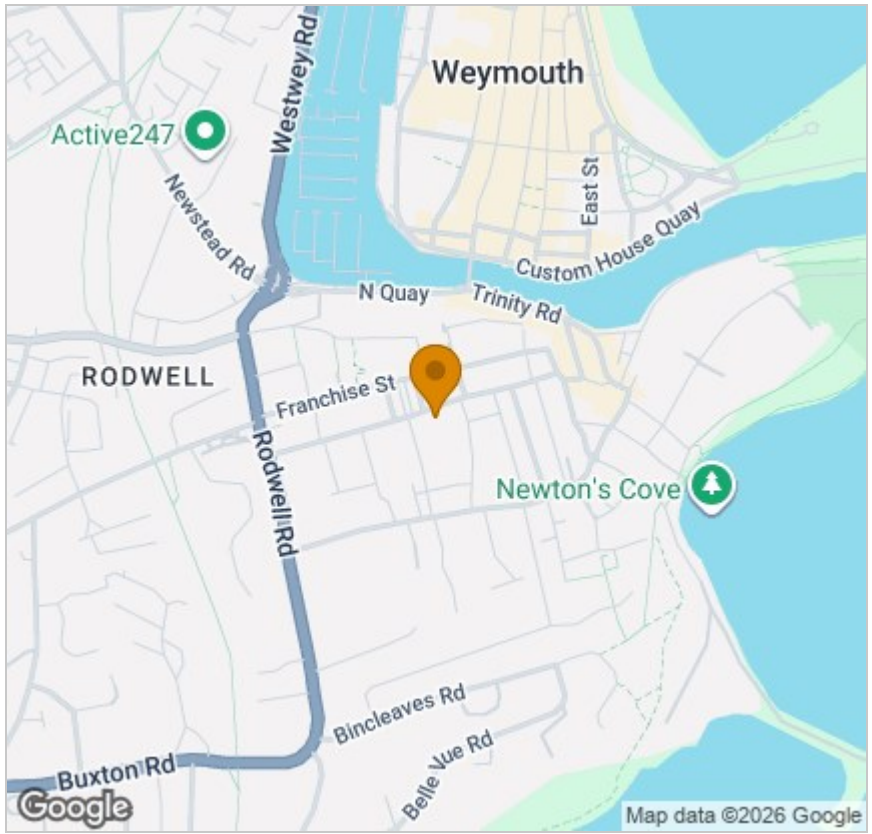
Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

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.

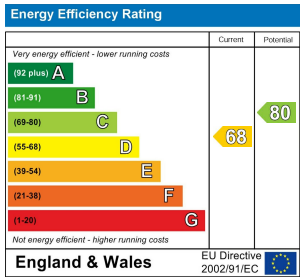
Floor Plan

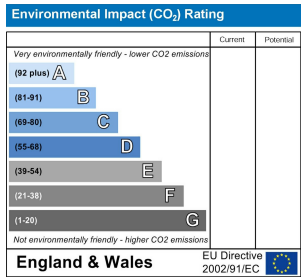


Area Map



Energy Efficiency Graph





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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