



30 Kingfisher Close  
Weymouth, DT4 9BA

**£185,000 Freehold**

## 30 Kingfisher Close Weymouth, DT4 9BA

A one bedroom terraced house with Sea View to Portland Harbour located in a popular area a short walk from Smallmouth Beach and Portland Harbour there are excellent local amenities within Wyke Regis. The property is offered for sale vacant with no forward chain and benefits from gas central heating and double glazed windows there is also modern kitchen and bathroom suite. Weymouth Town Centre & Harbourside are approximately 2 1/2 miles away with easy pedestrian access along the Rodwell Trail close by.

### Porch

**Lounge**  
10'7" x 12'8" (3.25 x 3.87)

**Kitchen**  
9'4" x 6'8" (2.87 x 2.05)  
Fitted with a range of kitchen units with sink unit set in to work top with cupboards below, four ring gas hob, electric oven, wall mounted cupboards. door to side

**Utility Area**  
6'8" x 2'11" (2.05 x 0.89)  
Plumbing for washing machine and space for tumble dryer

### Landing

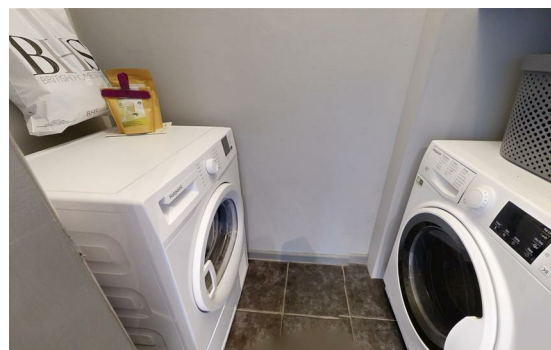
**Bedroom**  
12'8" x 10'8" (3.87 x 3.26)  
Max measurements L shaped. Sea view to Portland Harbour, built in wardrobe with sliding doors

**Bathroom**  
Fitted with white suite offering a shower bath with screen wash hand basin & WC towel radiator, tiled walls & floor

**Outside**  
Enclosed garden to the front mainly laid to patio and gravelled area with borders and there is a timber storage shed, views to Portland Harbour

**Parking**  
There is an allocated parking space close by





### Utility supplies

Mains gas electric water and drainage are connected

### Council Tax

Band A with Dorset Council

### Flood Risk

Very low risk from rivers sea or surface water

### Construction

Traditional cavity construction with brick elevations under a pitched roof

### Phone and Broadband signal strength and coverage

Vodafone 3 & O2 signals are strong, EE & 3 are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 5 mbps superfast 77 mbps ultrafast 1800 mbps



### Legal Disclaimer

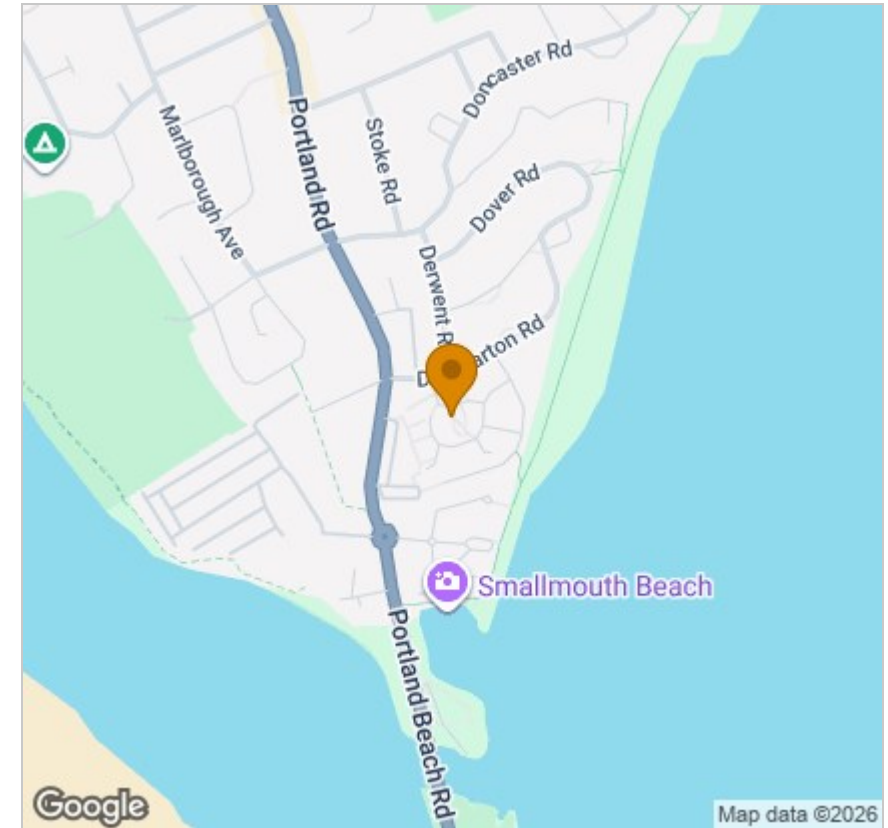
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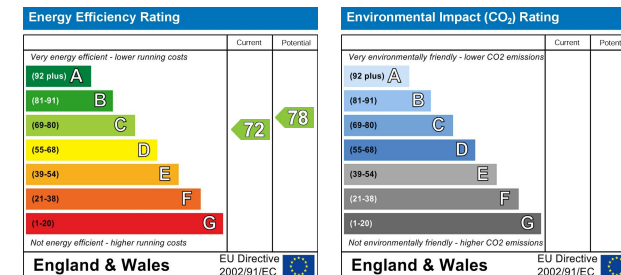
## Floor Plan



## 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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