



38 Knightsdale Road
Weymouth, DT4 0HS

Asking Price £299,950 Freehold

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A spacious three bedroom semi-detached house located in this popular residential position close to town centre and the harbourside. The property has two reception rooms, kitchen, utility and ground floor cloakroom, three bedrooms and a bathroom to the first floor level, gas central heating, UPVC double glazed windows, a front and rear garden and garage. The property is in general need of some internal decoration and would be ideal for a buyer to model and equip to their own requirements.

ENTRANCE HALL

Panel radiator, and under stairs storage cupboards.

LIVING ROOM

10'9" x 10'5" (3.30m x 3.20m)

Bay window to front, panel radiator, alcoves and gas fire.

DINING ROOM

12'5" x 10'9" (3.80m x 3.30m)

Doors to garden, Panel radiator, laminate floor, alcoves and gas fire.

KITCHEN

7'10" x 7'2" (2.40m x 2.20m)

Door to side, range of storage cupboards, stainless steel sink with mixer tap, gas cooker point, wall mounted 'Vaillant' boiler and space for fridge freezer, and tiled splash backs.

UTILITY ROOM

5'10" x 5'6" (1.80m x 1.70m)

Window to rear, storage cupboards, plumbing for washing machine, door to side.

CLOAKROOM

Window to side, and low level WC.

FIRST FLOOR LANDING

Window to side, and loft hatch.

BEDROOM ONE

10'5" x 9'10" (3.20m x 3m)

Bay window to front, panel radiator, and range of fitted wardrobes.

BEDROOM TWO

12'5" x 10'9" (3.80m x 3.30m)

Window to rear, tiled fireplace, built in wardrobe and panel radiator.

BEDROOM THREE

7'10" x 7'2" (2.40m x 2.20m)

Window to rear, and panel radiator.





BATHROOM

Window to front, panel bath with wall mounted shower, low level WC, wash hand basin, panel radiator, and airing cupboard housing hot water cylinder and shelving.

OUTSIDE

To the front there is an enclosed garden with mature shrubs and a pathway to the front door. To the rear there is a private enclosed garden with a patio, lawn, mature shrubs and trees, storage shed and greenhouse and a garage to the rear accessed from a rear lane.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 15 mbps

Superfast 35 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



