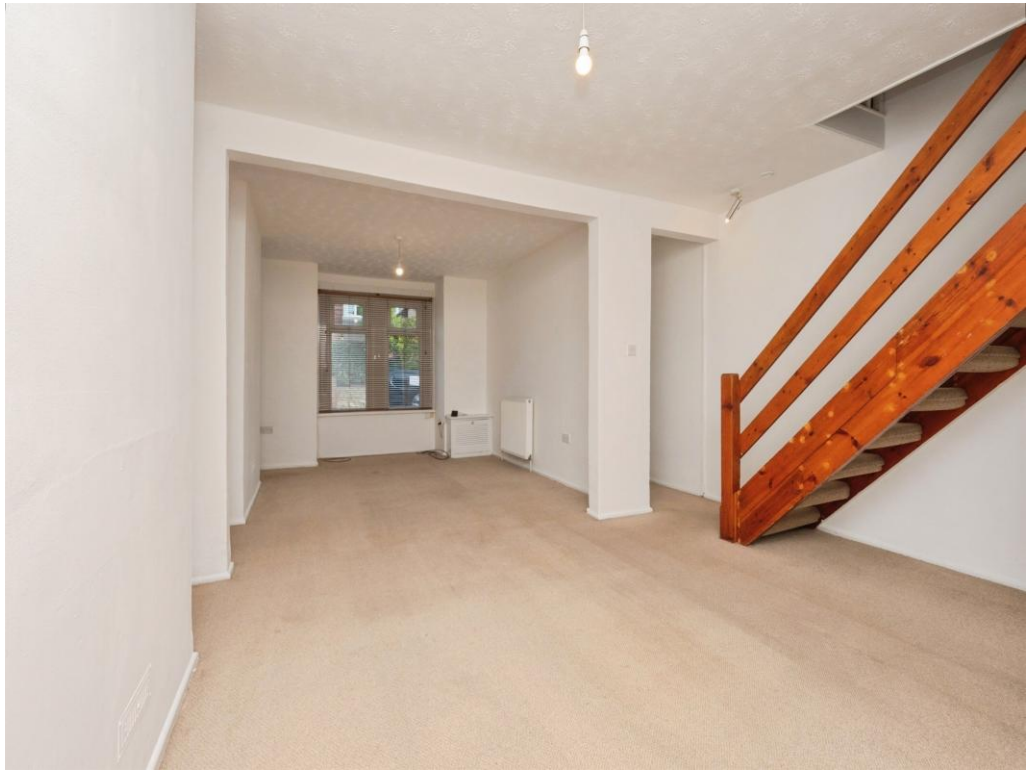


Connells

Clearmount Road
Weymouth

Clearmount Road
Weymouth DT4 9LD

for sale guide price
£270,000







Property Description

This deceptively generous two-bedroom terraced home offers well-proportioned living space arranged over three floors and is presented in excellent order throughout. Benefitting from a sizeable loft room and versatile living areas, the property presents an ideal opportunity for first-time buyers, investors or those seeking a characterful home with plenty of flexibility.

The ground floor is centred around an impressive 23ft lounge/dining room, providing ample space for both relaxing and entertaining. To the rear, the kitchen opens into a useful utility area with access to the enclosed rear garden, creating a practical layout for modern living.

On the first floor are two well-proportioned bedrooms alongside a particularly generous family bathroom, complete with both a bath and separate shower, offering a level of space rarely found in similar properties.

A further staircase leads to a generous loft room with two Velux windows and useful eaves storage. Providing valuable additional space, this versatile room is perfectly suited as a home office, hobby room, dressing room or studio.

Outside, the enclosed rear garden offers a private and low-maintenance setting to relax and entertain. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers seeking a straightforward purchase.

Viewing is highly recommended to fully appreciate the generous proportions and flexibility this charming home has to offer.

Entrance Hall

Front entrance door opening into hallway. Consumer unit. Skirting board. Carpeted flooring. Leading to;

Dining/Living Room

Front aspect double glazed bay window. Cupboard housing electric meter. Carpeted flooring. Wall mounted radiator. Skirting boards. Power points. Rear aspect internal window overlooking utility room. Glass panelled door leading to;

Kitchen

Rear aspect double glazed window. Fitted kitchen comprising a range of wall and base units with work surfaces over and tiled splashbacks. Inset sink and drainer unit. Space for oven and hob, dishwasher, and additional white goods. Wood-effect flooring. Wall mounted radiator. Power points. Rear door leading to;

Utility

Wood-effect flooring. Exposed painted brick wall. Polycarbonate roof with exposed timber beams. Plumbing for washing machine. Power points. Rear aspect double glazed patio doors providing access to the rear garden.

Landing

Carpeted flooring. Wooden staircase rising to loft room. Wall mounted radiator.

Bedroom 1

Front aspect double glazed bay window. Original fireplace. Wall mounted radiator. Built-in wardrobe with drawers. Power points. Carpeted flooring.

Bedroom 2

Rear aspect double glazed window. Wall mounted radiator. Built-in wardrobe. Power points. Carpeted flooring.

Bathroom

Suite comprising panelled bath with shower head attachment and separate shower cubicle unit. Low level WC and wash hand basin. Half height wall tiling. Wall mounted radiator. Frosted rear aspect double glazed window. Shelved airing cupboard housing Glow-worm boiler. Wooden effect flooring.

Loft Room

Wood effect flooring. Two Velux windows. Access to eaves storage. Hatch to adjoining room. Power points.

Outside

Rear Garden

Low-maintenance enclosed rear garden laid predominantly to paving, Bordered by brick walls and timber fencing, creating an ideal space for outdoor dining and entertaining.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 114.1 m² (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309976

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.