

DIRECT



MOVES



Melbury Road , Weymouth DT4 0AP

- Well proportioned two double bedroom house
- Light and airy living room with open fireplace
- Popular residential area with abundant nearby amenities
 - Excellent nearby transport links
- Dining room with French doors onto the rear garden
 - Character features throughout
- Low maintenance rear garden with versatile workshop outbuilding
- A short stroll to Weymouth Town, The Sea and the Rodwell Trail

£240,000 Freehold





Porch

A double-glazed obscured uPVC door opens into a welcoming porch, featuring ceiling coving, an internal over-window into the hallway, and an obscured glass panel door leading into the inner hall.

Inner Hallway

The inner hall provides access via an obscured glass panel door into the living room, with stairs rising to the first floor. The space flows seamlessly through to the dining area, creating a connected and practical layout.

Living Room

12'9" x 11'9"

A bright front-aspect living room featuring a double-glazed bay window, decorative picture rails, and ceiling coving. The room is centred around a working fireplace with an attractive tile, iron, and wooden surround, complemented by a wall-mounted radiator.

Dining Room

15'1" x 9'10"

The dining room retains character with a chimney breast and fireplace surround, picture rails, and ceiling coving. There is useful under-stairs storage housing meters, while French doors open into the sunroom. An opening leads through to the kitchen.



Kitchen

9'6" x 7'2"

A side-aspect kitchen fitted with a range of eye- and base-level units. Features include an integrated electric hob and oven, a stainless steel 1.5 bowl sink with mixer tap and drainer, and space for under-counter appliances. Two windows look into the conservatory, enhancing natural light.

First Floor Landing

An attractive split-level landing with partial wood panelling. Doors lead to both bedrooms and the bathroom, while a hatch with a drop-down ladder provides access to the loft.

Bedroom One

15'5" x 13'1"

A generously sized front-aspect double bedroom with a double-glazed bay window. The room features a fireplace with wooden surround and a wall-mounted radiator.

Bedroom Two

9'10" x 9'10"

A rear-aspect double bedroom overlooking the garden via a double-glazed window. Includes ceiling coving, a chimney breast, and a wall-mounted radiator.

Bathroom

9'10" x 7'2"

A fully tiled, side-aspect bathroom comprising a low-level WC, a corner bath with stainless mixer tap, and a separate shower unit with glass enclosure and handheld attachment. A heated towel rail is fitted, and a door leads to an airing cupboard with shelving.

Rear Garden

A tiered garden beginning with a patio area

accessed from both the kitchen and conservatory. This leads onto a lawn bordered by planters and mature shrubbery. Steps rise to a decking area at the rear, featuring an attractive tree that provides a shaded seating space.

Rear Outbuilding/ Workshop

Attached to the rear of the property, the outbuilding benefits from rear-aspect windows and a glazed door overlooking the garden. It offers space for additional appliances and has excellent potential for use as a home office, utility room, or workshop.

Disclaimer

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Local Authority
Council Tax Band **B**
EPC Rating



MELBURY ROAD, WEYMOUTH

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