



**DIRECT MOVES**

## Clarence Road , Weymouth DT4 9EE

- Detached family home
  - Dining room
  - No forward chain
- Potential to personalise and put your own stamp on
  - Three bedrooms
  - Generous plot with Southerly facing rear garden
  - Sought after location

**Offers In Excess Of £350,000 Freehold**





### **Front Of The Property**

Gravelled driveway with car port, wall enclosed and mature shrubbery, double glazed door leading to:

### **Porch**

Front aspect double glazed windows, tiled flooring, double glazed obscured door leading to:

### **Entrance Hall**

Stairs leading to the first floor with under stairs storage with shelving, storage cupboard with rails and shelving, doors leading to:

### **Dining Room**

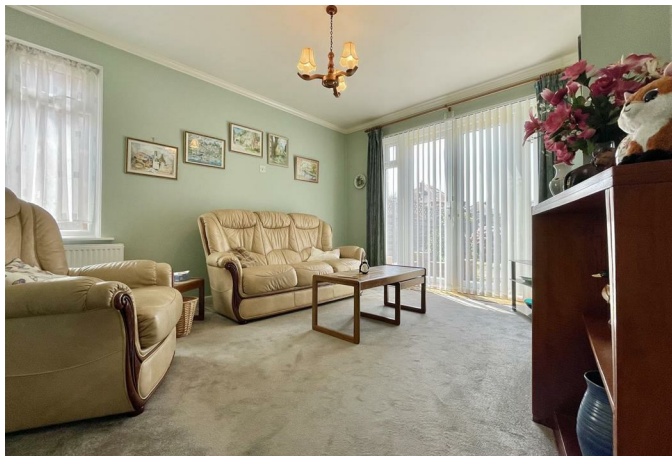
12'1" x 12'9"

Dual aspect double glazed windows, radiator, chimney stack with feature fireplace and tiled surround, power points.

### **Living Room**

11'1" x 13'1"

Side aspect double glazed window, double glazed doors leading to the rear garden, chimney stack, wall lights, radiator and power points.



### **Kitchen**

9'10" x 14'1"

Double glazed rear aspect windows overlooking the rear garden, range of eye and base level units with work surfaces over, stainless steel sink with draining board, wall mounted combination boiler (approx 3 years old), space for washing machine, space for fridge/freezer, space for oven, door leading to:

### **Rear Hallway**

Double glazed door leading to the rear garden, door leading to:

### **Downstairs WC**

Side aspect double glazed obscured window, low level WC.

### **First Floor Landing**

Stairs leading from the first floor, side aspect double glazed obscured window, radiator, doors leading to:

### **Bedroom One**

11'1" x 12'5"

Dual aspect double glazed windows, chimney stack, power points, radiator, built in wardrobe with shelving and hanging rails.

### **Bedroom Two**

11'1" x 13'5"

Dual aspect double glazed windows overlooking the rear garden, chimney stack, radiator, power points.

### **Bedroom Three**

7'10" x 8'2"

Front aspect double glazed window, power points and radiator.

### **Bathroom**

Rear aspect double glazed obscured window, partially tiled, hand wash basin with incorporated storage, corner shower unit, heated towel rail, spotlights.

### **WC**

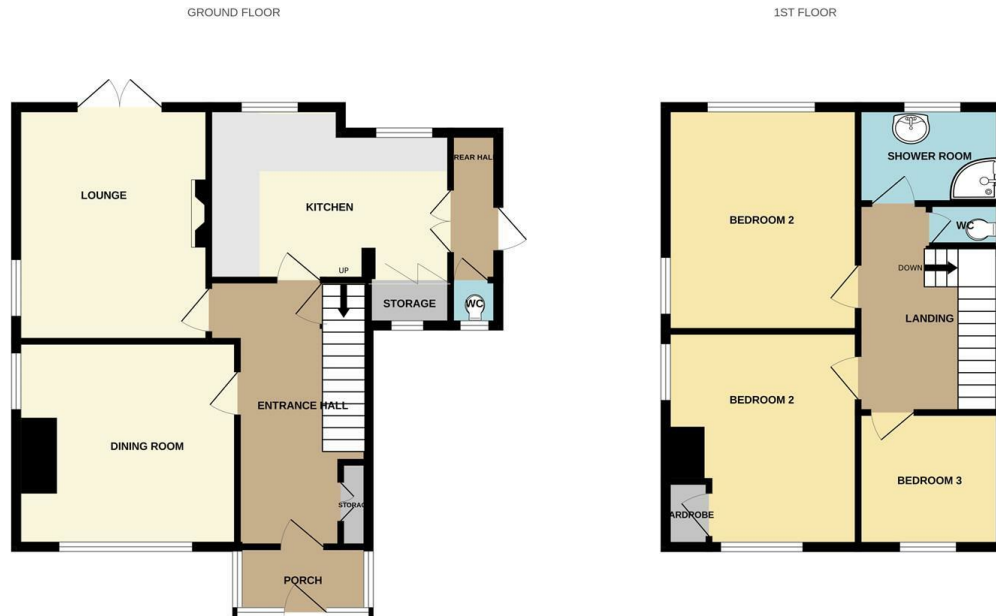
Side aspect double glazed obscured window, low level WC.

### **Garden**

South westerly facing garden with a range of lawn, concrete and gravelled areas, fully fence enclosed with storage shed and greenhouse, side access via wooden gate.



Local Authority  
Council Tax Band D  
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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