PARKERS

01305 340860

Independent Property Consultants and Valuers







Faircross Avenue, Weymouth

Asking price £375,000

Situated in the popular residential area of Rodwell, Weymouth, this spacious three-bedroom property offers versatile accommodation, ideal for families or those seeking additional space to work from home. The property features an open-plan lounge/diner, an additional reception room, a fitted kitchen, two generous double bedrooms and a third bedroom or home office. Further benefits include a usable loft space with glimpses of the sea, a brand-new roof, a driveway and a nearby single garage. Outside, the spacious rear garden is predominantly laid to lawn, with a patio area and garden shed, providing plenty of space to enjoy the outdoors. EPC rating TBC.

Situation

Description

Flood Risk
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services
Mains electricity, water and drainage are connected.
Gas central heating.

Mobile and Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Stamp Duty
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Videos and Photography







Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.







Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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