

**DIRECT**



**MOVES**



## **Faversham**

, Weymouth DT4 9SL

- Spacious Detached family home
- Generously proportioned three bedroom property
- Excellent school catchment area
- Requires some modernisation
- No forward chain
- Parking and garage
- Nearby to local amenities
- Large front and rear garden
- Popular Southill location

**£260,000 Freehold**





### Front of property

A generous garden enclosed partly by a brick wall, mainly laid to lawn with a concrete pathway leading to the front door, a wooden gate providing side access. The space is complemented by established shrubs.

### Entrance Hall

Enter through a double-glazed obscured UPVC door into a light-filled hallway. The space features stairs rising to the first floor, a cupboard housing meters, ceiling lighting, and access via an obscured glazed door into the lean-to. A door leads through into the living room.

### Living Room

20'0" x 17'4"

A generously sized, L-shaped dual-aspect living space with a large front-facing window and double-glazed sliding doors opening onto the rear garden. The room benefits from ceiling lighting, power points, a gas fireplace, a useful storage cupboard, and a sliding door into the kitchen.

### Kitchen

11'5" x 6'10"

Located at the rear of the property, the kitchen overlooks the garden through a double-glazed window. It is fitted with a range of eye and base level units, space for white goods, an oven with extractor above, and a stainless steel one-and-a-half sink with drainer and mixer tap. A wall-mounted combination boiler is also housed here, with a door leading back into the hallway.





### Downstairs WC

5'6" x 2'11"

Comprising a low-level WC, hand wash basin with stainless taps, internal obscured glazed window, and ceiling lighting.

### Lean-To

A versatile storage space, accessed via the hallway. This dual-aspect area has obscured glazed windows and a UPVC obscured door leading onto the rear garden.

### Landing

A spacious landing with ceiling lighting, loft access via hatch, power points, and a large shelved storage cupboard. Doors provide access to all bedrooms and the bathroom.

### Bedroom One

15'1" x 9'2"

A bright and spacious rear-aspect double bedroom with two double-glazed windows overlooking the garden. The room includes ceiling lighting, power points, and built-in wardrobes with mirrored sliding doors.

### Bedroom Two

11'9" x 10'2"

A good-sized front-aspect double bedroom with a double-glazed window, ceiling lighting, power points, and built-in wardrobe space with sliding doors.

### Bedroom Three

8'2" x 7'2"

A front-aspect single bedroom with a double-glazed window, ceiling lighting, and a built-in storage cupboard with shelving.

### Bathroom

8'2" x 5'6"

A partially tiled, rear-aspect bathroom with obscured double-glazed window, low-level WC, hand wash basin with stainless taps, extractor fan, ceiling lighting, and a full-length bathtub with stainless steel mixer tap and handheld shower attachment.

### Front Garden

A generous garden enclosed partly by a brick wall, mainly laid to lawn with a concrete pathway leading to the front door. The space is complemented by established shrubs.

### Rear Garden

A pleasant, brick wall-enclosed garden with lawn, patio, and concrete-laid sections. It provides access to the garage via obscured sliding doors, as well as access into the living room and lean-to. Outdoor lighting is also present.

### Garage

17'0" x 9'2"

Accessible via both an up-and-over door and double-glazed obscured sliding doors. The garage benefits from lighting and provides useful additional storage or parking space.

### Disclaimer

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Local Authority  
Council Tax Band **C**  
EPC Rating **D**



149 FAVERSHAM, SOUTHILL

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