



Instinct Guides You



Kestrel View, Weymouth £230,000

- Southerly Garden
- Close Proximity to Upwey station
- Country-Side Walks near by
- Views Towards Bincombe Hills
- Two Double Bedrooms
- Cul-De-Sac Position
- Kitchen Diner
- Terraced Garden With Views



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A TWO DOUBLE BEDROOMS bedroom SEMI-DETACHED home situated in a CUL-DE-SAC offering a SOUTHERLY ASPECT GARDEN, ALLOCATED PARKING space and countryside walks nearby, just a short stroll to a range of LOCAL AMENITIES & TRANSPORT links allowing access to both Weymouth & Dorchester.

Inside, the lounge is the hub of the home and enjoys a large front-facing window that allows ample light to flood the room creating a relaxing environment to enjoy. To the rear of the property is the kitchen diner, equipped with plenty of countertop space and fitted units, the room boasts a spacious pantry under the stairs and access to the southerly aspect garden.

Ascending to the first floor, a landing provides access to the bathroom and the two double bedrooms. Bedroom one has two windows overlooking the front of the property, presenting elevated views out to the Bincombe Bumps and surrounding landscape. In addition bedroom two is a further double and benefits have openings for wardrobes and added storage. The family bathroom consists of a bath with a shower over, hand wash basin and W/C.

Stepping out from the kitchen into the properties southerly aspect garden a patio space offers a perfect place to entertain and soaking up the sun. Steps rise to a decked seating area with a hard standing before climbing to a more wildlife friendly plane. Thanks to its elevation parts of the garden enjoy far reaching views giving you a wonderful open feel and backs on to a natural greenspace.

Room Dimensions

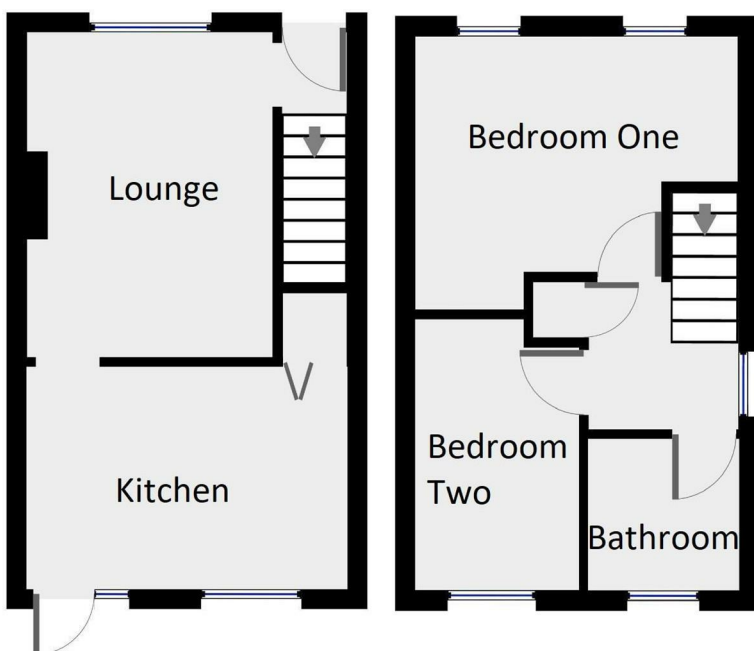
Lounge 10'1" max x 13'3" max (3.08 max x 4.06 max)

Kitchen 13'1" x 9'1" (4.01 x 2.78)

Bedroom One 13'3" max x 11'6" max (4.05 max x 3.52 max)

Bedroom Two 10'11" max x 6'8" max (3.35 max x 2.05 max)

Bathroom 6'2" x 6'2" (1.89 x 1.89)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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