



Instinct Guides You



Westmacott Road, Weymouth Asking Price £300,000

- Garage and Off Road Parking
- Located in Redlands
- Cloakroom
- Cul-de-sac Location
- Modern Family Home
- Close to Local Schools
- Countryside Walks Nearby
- Close to Bus Route and Amenities
- Large Living Room and Kitchen



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A modern three-bedroom semi-detached family home in the popular residential area of REDLANDS, The property boasts a GARAGE, PARKING for two vehicles, positioned close to a local schools, a park and picturesque COUNTRY/RIVERSIDE walks.

A canopy porch provides shelter before leading into the hall, which comprises a staircase and doors providing access to all rooms on the ground floor. A great-sized living room is situated on the left, the unique shape provides charm while also supplying triple-aspect windows illuminating the space. Adjacent the kitchen is well proportioned offering a range of fitted units and space for white goods while also boasting space for a small dining room table and understairs cupboard. A spacious cloakroom completes the ground floor, also providing space to hang coats.

Rising to the first floor there are three bedrooms and the family bathroom. Bedrooms one and two are both double rooms with space for a range of bedroom furnishings, with the second boasting a built-in cupboard extending above the stairwell. Bedroom three is a single room with some pleasant views of open space, currently arranged as a bedroom but offers versatility to the homeowner if an office is required. The family bathroom finishes the first floor and comprises a bath with shower over, wash hand basin and W/C.

Access to the garden is granted through the kitchen, a nice easy to maintain space with an initial patio followed by lawn. The low brick wall with fence panels creates an aesthetically pleasing outlook, complemented by an established tree in the corner. Side access onto the road leads to the garage at the rear which is pitched to provide additional storage. Parking for two cars is provided in front.



Room Dimensions

Living Room 15'5" x 11'8" (max) (4.71 x 3.57 (max))

Kitchen 11'6" x 8'8" (3.51 x 2.66)

Cloakroom

Bedroom One 11'2">7'0" x 11'10" (max) (3.42>2.15 x 3.63 (max))

Bedroom Two 8'11" x 8'7" + door recess (2.73 x 2.64 + door recess)

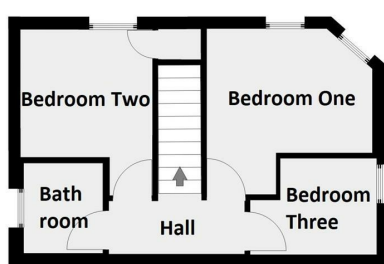
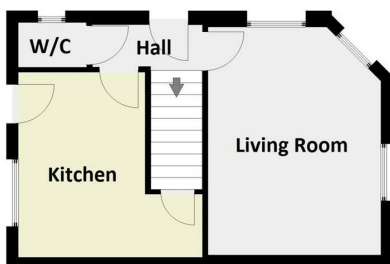
Bedroom Three 6'6" x 6'6" + door recess (max) (1.99 x 1.99 + door recess (max))

Bathroom 6'1" x 5'4" (1.86 x 1.63)

Garage 17'2" x 8'5" (5.24 x 2.59)

Ground Floor

First Floor



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Energy Efficiency Rating												
Current	Potential											
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