



Instinct Guides You



## Conifer Way, Weymouth £220,000

- No Onward Chain
- Southerly Garden
- Two DOUBLE bedrooms
- Spacious Proportions
- Close To Schools & Amenities
- Southill, Weymouth
- Generous Rear Garden
- Fronts Attractive Greenspace



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Nestled within the heart of Southill is this TWO DOUBLE bedroom home presented with no onward chain. Enjoying SOUTHERLY garden and a range of nearby amenities. The home boasts well-proportioned living accommodation and contemporary finish throughout.

The home enjoys an abjured positioning fronted by attractive green space. Inside, the property retains a spacious living room with the raised positioning accentuating light and airy aspects; The kitchen occupies the remainder of the downstairs space with appealing outlook onto the garden and ample space for appliances and units.

Upstairs, the first floor hosts both bedrooms and the family bathroom. The first bedroom retains the width of the property providing an abundance of space built in storage. The second bedroom enjoys generous proportions, also, as a double room. Conveniently adjacent is the family bathroom - complete with bath, toilet and basin. The floor also hosts a spacious storage cupboard between both bedrooms.

Externally, the home enjoys an excellently proportioned southerly rear garden with access behind. The garden dedicates itself as an attractive green space with room for an array of plants and garden furniture to captivate its' inherent sunny aspect.

A range of amenities can be found locally as well as a newly-implemented bus route to the Southill area. The immediate area hosts nearby parking pays, servicing residents with non-designated spaces as well as on-road parking.

## Room Dimensions

**Living Room 13'2" reducing to 10'3" x 13'1".26'2" red to 3'5" (4.02m reducing to 3.14m x 4.08m red to 1.05m)**

**Kitchen/Diner 13'1" x 7'7" (4.01m x 2.32m)**

**Bedroom One 13'3" red to 4'9" x 12'11" red to 10'4" (4.05m red to 1.46m x 3.94m red to 3.17m)**

**Bedroom Two 9'10" x 9'4" (3.02m x 2.87m)**

**Bedroom Three 7'8" x 4'8" (2.35m x 1.43m)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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