



Instinct Guides You



## Meadow View Road, Weymouth £220,000

- Southerly Facing Garden
- Spacious Living Area
- Allocated Parking
- Cul-De-Sac Location
- Countryside Views
- Modern Bathroom
- Equidistance To Weymouth & Dorchester
- Two Double Bedrooms
- Train Station Nearby



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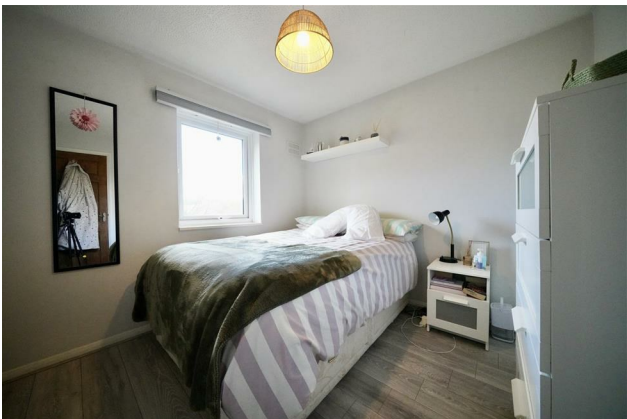
Benefitting from a SOUTHERLY FACING GARDEN this delightful house, found in the CUL-DE-SAC LOCATION near Upwey Train Station in Weymouth, offers a perfect blend of comfort and convenience. With two generously sized DOUBLE bedrooms, this property is ideal for small families, couples, or anyone needing a home office to work from home.

The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests with natural light flowing into the room from the rear garden. This creates a warm and inviting space to unwind after a long day with an opening to the kitchen, with a mixture of wall and base units, space for white goods and a good amount of counter top space, this living space gives a natural flow through the property.

The first floor of the property is well proportioned with two generous double bedrooms and the modern bathroom. Bedroom one features picturesque views over the countryside, and bedroom two has a large cupboard, fitted as a wardrobe, to enable more space. The bathroom features bath with shower over, hand wash basin and W/C.

One of the standout features of this home is the westerly facing garden, which offers a lovely outdoor space to enjoy the afternoon sun. Whether you wish to cultivate a garden, host summer barbecues, or simply enjoy a quiet moment outdoors, this garden is a wonderful addition to the property.

Additionally, the property benefits from allocated parking, providing you with the convenience of a dedicated space. Its location is particularly advantageous, being equidistant to both Weymouth and Dorchester town centres. This means you can easily access a variety of shops, restaurants, and local amenities, making it an ideal spot for those who appreciate both town and coastal living.



## Room Dimensions

Lounge 15'6" x 12'5" (4.73m x 3.79m)

Kitchen 9'10" x 5'9" (3m x 1.77m)

Bedroom One 12'5" x 9'2" (3.79m x 2.8m)

Bedroom Two 9'3" x 8'11" (2.82m x 2.73m)

Bathroom 6'11" x 5'10" (2.12m x 1.78m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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