



Instinct Guides You



Conifer Way, Weymouth £205,000

- No Onward Chain
- Two Double Bedrooms
- Southerly Aspect Garden
- Southill, Weymouth
- Close To Green Space & Country Walks
- Close To Schools & Amenities
- New Carpets & Recently Decorated
- Easy Access To Town Centre



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Nestled in the heart of SOUTHILL, this delightful TWO DOUBLE bedroom recently decorated home is offered with NO ONWARD CHAIN and enjoys a SOUTHERLY garden, excellent nearby amenities, and easy access to schools and countryside walks.

The property opens into a spacious living room with plenty of space for furnishings. A staircase rises to the first floor, while a doorway connects directly to the generous kitchen/dining room. The kitchen extends across the rear of the home, featuring an attractive outlook over the garden and ample space for appliances and a dining table, perfect for family living or entertaining.

Upstairs hosts two well-proportioned double bedrooms and the family bathroom. The principal bedroom spans the full width of the property, complete with built-in storage. The second bedroom is also a generously sized double. The bathroom comprises bath, toilet, and basin, while a spacious landing cupboard provides additional storage.

The home boasts a superb southerly rear garden, well-sized and offering scope for planting, outdoor dining, or simply relaxing in the sun. Rear access adds practicality.

Southill benefits from a range of local amenities, a newly introduced bus service, and nearby country walks. There is a general parking area behind the garden and ample street parking to the front.

Room Dimensions

Lounge 14'4" x 13'7" (4.38 x 4.15)

Kitchen/Breakfast Room 13'7" x 8'11" (4.16 x 2.74)

Bedroom One 13'7" into recess x 10'9" (4.16 into recess x 3.3)

Bedroom Two 10'3" x 7'8" (3.14 x 2.36)

Bathroom



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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