



Instinct Guides You



Westlake Close, Weymouth Guide Price £270,000

- No Onward Chain
- Garage & Driveway
- Three Double Bedrooms
- Low Maintenance Garden
- Close To Amenities
- Modern Family bathroom
- Cloakroom
- Upwey Train Station Moments Away
- Bus Stops Close By



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Set within a cul de sac in Westlake Close, this attractive **THREE DOUBLE BEDROOM** home enjoys a convenient position in Weymouth with good access to local amenities, schools and transport links. A driveway and **GARAGE** provides valuable parking and storage space, whilst a low maintenance garden adds to an easy living lifestyle.

The ground floor opens into a spacious lounge and dining area with a large front window allowing natural light and ample space for both seating and dining. A door leads into a modern fitted kitchen with wooden units, integrated appliances. A side door from the kitchen gives access to the garden and there is also a ground floor cloakroom situated off the hall next to the staircase.

Upstairs offers three double bedrooms and a modern family bathroom. The main bedroom is positioned to the rear, while the second and third bedrooms overlook the front. A contemporary bathroom serves this level, featuring a bath with shower over, wash basin and W/C.

Outside, the rear garden presents a private space with a combination of patio and gravel areas. The property also benefits from a garage and driveway.

Room Dimensions

Lounge/Diner 16'2" x 14'3" (4.95m x 4.36m)

Kitchen 12'11" max x 7'0" max (3.95m max x 2.15m max)

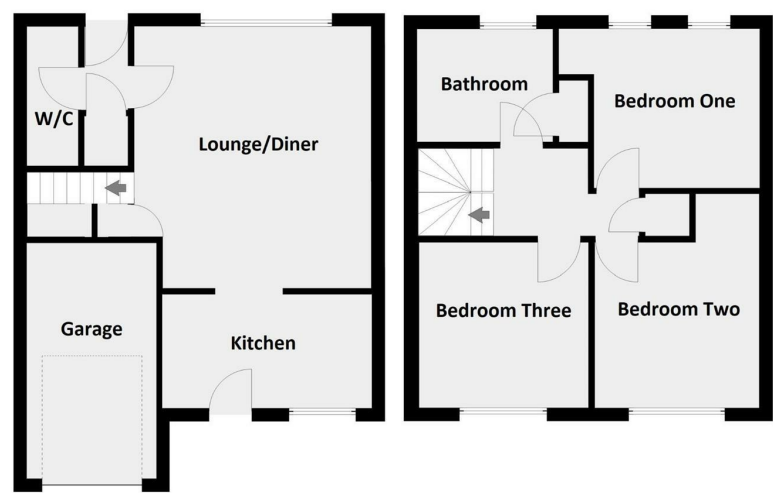
Bedroom One 10'2" x 9'8" + alcove (3.12m x 2.97m + alcove)

Bedroom Two 10'1" x 10'0" + alcove (3.09m x 3.05m + alcove)

Bedroom Three 10'5" x 10'1" (3.19m x 3.09m)

Bathroom 8'4" max x 6'11" max (2.56m max x 2.11m max)

Cloakroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		72
(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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