



Instinct Guides You



## Mead Road, Weymouth £350,000

- Generous Southerly Garden
- Detached Garage
- Situated In a Cul-de-sac
- Extended Sunroom/ Dining Area
- Bus Route Nearby
- Detached Bungalow
- Close To Local Amenities
- Well Presented Throughout



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This DETACHED bungalow provides well-proportioned accommodation, a level SOUTHERLY garden and a GARAGE, along with bright interiors and modern finishes that feature throughout. The layout flows comfortably and includes two bedrooms, a generous lounge and a superb sunroom that links neatly with the stylish kitchen.

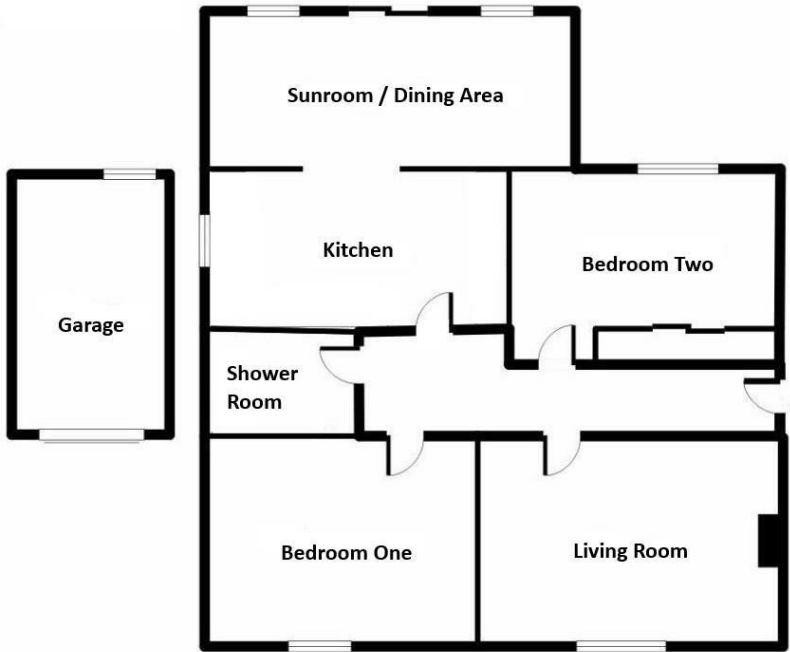
The lounge sits to the front of the property and features a large window that floods the room with natural light, along with space for a variety of furniture arrangements. Adjacent is bedroom two, shown with fitted storage and a pleasant outlook over the garden.

The kitchen occupies a central position and has been finished with contemporary cabinetry, integrated appliances and ample work surfaces. From here, an opening leads into the expansive sunroom and dining area. This is one of the standout spaces in the home, with multiple windows and glazed doors creating a bright setting that overlooks the rear garden. The sunroom provides direct access outside, where it enjoys a sunny aspect, planted borders and seating areas.

Bedroom one sits at the front of the property and is a generous double with modern décor and a view across the frontage. The bathroom is positioned off the hall and features a white suite including a large walk in shower, basin and WC.

Outside, the detached garage offers practical storage or parking accessed via a shared drive between the properties. The rear garden is generous in size, lawned areas and a choice of places to sit, making it suited to outdoor dining or relaxing.

This property presents a bright and well-arranged bungalow in a desirable residential setting, enhanced by modern interiors and attractive gardens.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 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 |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.