

AUSTIN  
ESTATE AGENTS



## St Julien Crescent

Broadway

Weymouth

Dorset

DT3 5DT

**Offers Over £390,000**

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### SUMMARY

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Family Bathroom
- Gas Central Heating & Double Glazing
- Beautiful Front & Rear Gardens
- Driveway & Garage
- Vendor Suited





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge 21' 0" x 12' 0" max (6.40m x 3.65m max)

Dining Room 12' 0" x 11' 0" (3.65m x 3.35m)

Kitchen 11' 0" x 8' 8" (3.35m x 2.65m)

Ground Floor WC

Porch / Side Passage

### FIRST FLOOR

First Floor Landing

Bedroom One 12' 6" x 10' 6" (3.80m x 3.20m)

Bedroom Two 11' 0" x 10' 4" (3.35m x 3.15m)

Bedroom Three 9' 0" x 6' 11" (2.75m x 2.10m)

Bathroom 5' 11" x 5' 7" (1.80m x 1.70m)

WC

### OUTSIDE

Front Garden & Driveway

Garage

Rear Garden

## THE PROPERTY

We are delighted to present to the market this wonderful detached property, which has been extended on the ground floor, providing a larger than average lounge and a ground floor cloakroom. The property enjoys double glazing, gas central heating, three bedrooms, dining room, family bathroom, separate WC, garage, driveway and beautiful gardens.

On the ground floor the entrance door leads into the inviting reception hallway, with a staircase ascending to the first floor and doors to the lounge and dining room. The lounge is situated to the rear of the property and is a very spacious room with double glazed double opening French doors overlooking and leading to the rear aspect. The property benefits from a ground floor cloakroom located off the lounge with low-level WC, wash hand basin and window to the side. The dining room can be found to the front of the property, with a large double glazed window providing a pleasant outlook over the front garden. The kitchen is situated to the rear of the property with glorious views over the rear garden and is fitted with a range of eye level and base units, integrated fridge freezer and space for additional kitchen appliances. A door to the side gives access to a porch / side passage, ideal for storage, with further doors leading to the front and rear gardens.

The first floor landing is light and airy with a double glazed window to the front and hosts doors to all first floor rooms. Bedroom one is situated to the front of the property with dual aspect double glazed windows to the front and side aspects providing excellent natural light, as well as fitted bedroom furniture and wardrobes. Bedrooms two and three are situated to the rear of the property with double glazed windows overlooking the wonderful rear garden. The family bathroom comprises a pedestal wash hand basin and shaped bath with power shower over, complementary tiling to the walls and an opaque double glazed side window. A separate WC is accessed from the hallway.

Externally, the front garden has been tastefully maintained and is mainly laid to lawn with attractive plants and shrubs to borders. To the side an independent driveway offers off-road parking and leads to an attached garage with a traditional up and over door as well as a path providing additional access to the rear garden. The rear garden is a gardener's delight, predominately laid to lawn with a vast selection of mature plants, shrubs and trees. A raised patio area adjacent to the house is perfect for al-fresco entertaining. A summer house, vegetable plots and a gentle stream at the end of the garden all add to the property's appeal.

Situated in a quiet cul-de-sac location in Broadway, local shops and amenities are close to hand. Transport links are favourable with frequent bus routes to both Weymouth and Dorchester town centres and Weymouth relief road a short drive away. The mainline station of Upwey, with links to London and Bristol, is also nearby.

For further information, or to make an appointment to view this fantastic family home, please contact Austin Estate Agents.

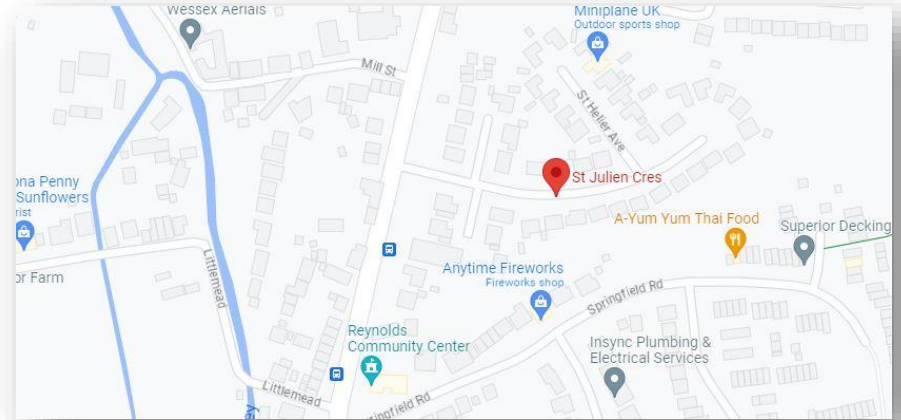




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D**

**TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.