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AUSTIN
ESTATE AGENTS

Emmadale Road

Weymouth

Dorset

DT4 0LA

Offers over £255,000

SUMMARY

- Spacious Mid Terraced Family Home
- Three Bedrooms
- Light & Airy Lounge Accommodation
- Rear Aspect Contemporary Kitchen / Diner
- Family Bathroom
- Front & Rear Gardens
- Detached Garage & Rear Parking
- Close to Local Shops & Amenities
- Popular Residential Location of Westham
- Viewings Highly Advised





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 14' 9" max x 11' 6" (4.50m max x 3.50m)

Kitchen / Diner 11' 4" x 17' 9" (3.45m x 5.40m)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 9" max x 10' 6" (4.50m max x 3.20m)

Bedroom Two 11' 5" x 10' 0" (3.47m x 3.05m)

Bedroom Three 7' 10" x 6' 9" (2.40m x 2.05m)

Bathroom 7' 9" x 7' 3" (2.37m x 2.20m)

OUTSIDE

Front Garden

Rear Garden

Detached Garage

THE PROPERTY

We are pleased to offer for sale this three bedroom mid terrace family home situated in Westham. The property benefits a spacious lounge, contemporary fitted kitchen / diner and family bathroom with double glazing and gas central heating. Outside the property enjoys a sunny garden and a detached garage located to the rear of the property.

On the ground floor the inviting reception hallway hosts doors to the lounge and kitchen / diner with a wood twist staircase ascending to the first floor. The lounge is situated to the front of the property with a feature fireplace to the centre and a large double glazed bay window flooding the room with natural light. Double opening, part glazed, doors lead into kitchen / diner. This room has recently been updated with the kitchen area boasting a contemporary range of attractive eye level and base units, with the modern gas central heating boiler concealed into an eye level unit, integrated four ring halogen hob, electric oven, co-ordinated worktop surfaces and space for additional kitchen appliances. A large double glazed window and double glazed door overlook and leads to the rear garden. An additional door gives access to the understairs storage cupboard.

The first floor offers a landing with access to the loft and doors to the three bedrooms and family bathroom. Bedroom one and three are situated to the front of the property, with the main bedroom having the advantage of a large double glazed bay window providing excellent natural light. At the rear, bedroom two features a double glazed window to the rear aspect overlooking the rear garden. The family bathroom comprises a pedestal wash hand basin, low-level WC and panelled bath with shower attachment over, extractor fan and complementary tiling with an opaque double glazed window to the rear aspect.

Externally, the property enjoys a private, walled front garden. The rear garden is level with patio areas and raised decking areas. Adjacent to the property is a brick built store room with plumbing for a washing machine. A rear gate provides access to the garage at the bottom of the garden with double opening doors into the access road behind.

Situated in the popular residential location of Westham, close by to local shops and amenities, including bus routes to surrounding areas. The picturesque inner harbour is a fifteen minute walk away, as is Weymouth's vibrant town centre, with its many restaurants, bars and shops. The award-winning seafront is also within close proximity.

For further information, or to make an appointment to view this fabulous property, please contact Austin Estate Agents.

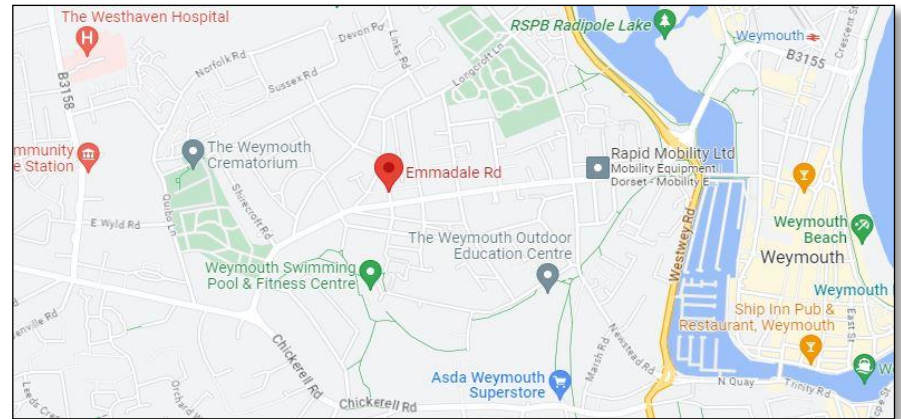




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B 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.