



**AUSTIN**   
**ESTATE AGENTS**

## Chafeys Avenue

Southill

Weymouth

Dorset

DT4 0EJ

Offers in Excess of £450,000

### SUMMARY

- Detached Bungalow
- Contemporary Design Throughout
- Four Bedrooms
- Two Reception Rooms
- Contemporary Kitchen & Utility Room
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Ample Off Road Parking
- Beautiful Rear Garden & Entertaining Space
- Modern Cabin / Summerhouse with Power & Light





## SUMMARY OF ACCOMMODATION

### Entrance Porch

**Dining Room** 9' 6" x 14' 0" (2.90m x 4.27m)

**Kitchen** 9' 3" x 9' 4" (2.81m x 2.84m)

**Utility Room** 8' 6" x 4' 9" (2.59m x 1.44m)

**Lounge** 10' 8" x 16' 2" (3.26m x 4.94m)

### Inner Hallway

**Bedroom One** 10' 8" x 14' 7" (3.24m x 4.44m)

**Bedroom Two** 8' 9" plus recess x 13' 7" (2.66m plus recess x 4.13m)

**Bedroom Three** 8' 3" x 9' 11" (2.51m x 3.03m)

**Bedroom Four** 8' 3" x 7' 10" (2.51m x 2.39m)

**Shower Room** 5' 2" x 6' 7" (1.58m x 2.01m)

### OUTSIDE

**Front Driveway**

**Rear Garden**

**Outdoor Kitchen**

**Summerhouse / Cabin**

## THE PROPERTY

We are delighted to offer for sale this simply stunning detached bungalow located in the sought after location of Southill. The property boasts contemporary decor throughout with accommodation including four bedrooms, two reception rooms, fitted kitchen, utility room and shower room. Externally, the property further benefits from a large driveway to the front and a landscaped garden to the rear, which houses a detached cabin / summerhouse as well as an outdoor kitchen / entertaining area.

Upon entering the reception hallway, a door leads into the open plan kitchen / dining room, a beautiful, light and airy space from a large double glazed window to the front aspect and a feature internal glass panel to the kitchen. The kitchen hosts an extensive range of contemporary eye level and base storage units with an integral halogen hob and stylish extractor canopy as well as space for an American style fridge freezer. The utility area located adjacent to the kitchen area houses an integral eye level oven, microwave, washing machine and dishwasher. From the utility area, a spacious room, currently utilised as a bedroom, enjoys dual aspect light from a front aspect window and rear aspect patio doors leading to the rear garden. An opening from the kitchen / dining area naturally flows into the spacious lounge area with natural light from a side aspect window.

A door at the rear of the lounge gives access to an inner hallway where doors lead to the three remaining bedrooms and shower room. Bedrooms two and three are found to the rear of the property, both enjoying double glazed windows with a pleasant outlook of the rear garden as well as built in storage. Bedroom four and the shower room both have side aspect double glazed windows. The modern shower room comprises a low level WC, pedestal wash hand basin and a corner shower cubicle with complementary tiling to the walls.

Externally, to the front, a block paved driveway, which spans the width of the bungalow provides off road parking for multiple vehicles. The rear garden is a fantastic space, which is separated into separate zones. The first area, adjacent to the bungalow is a wonderful entertaining space, laid to decking and artificial grass with an outdoor kitchen, barbeque and seating area. Steps lead upto the main lawned area with planted borders and a pathway through to the end of the garden when there is another decked seating area together with a modern cabin / summerhouse, which benefits from power and light and could easily be used as an office or additional entertaining room.

Southill is a popular residential area, with an excellent range of local amenities including a convenience store, chemist and well-regarded public house and primary school. The property is within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

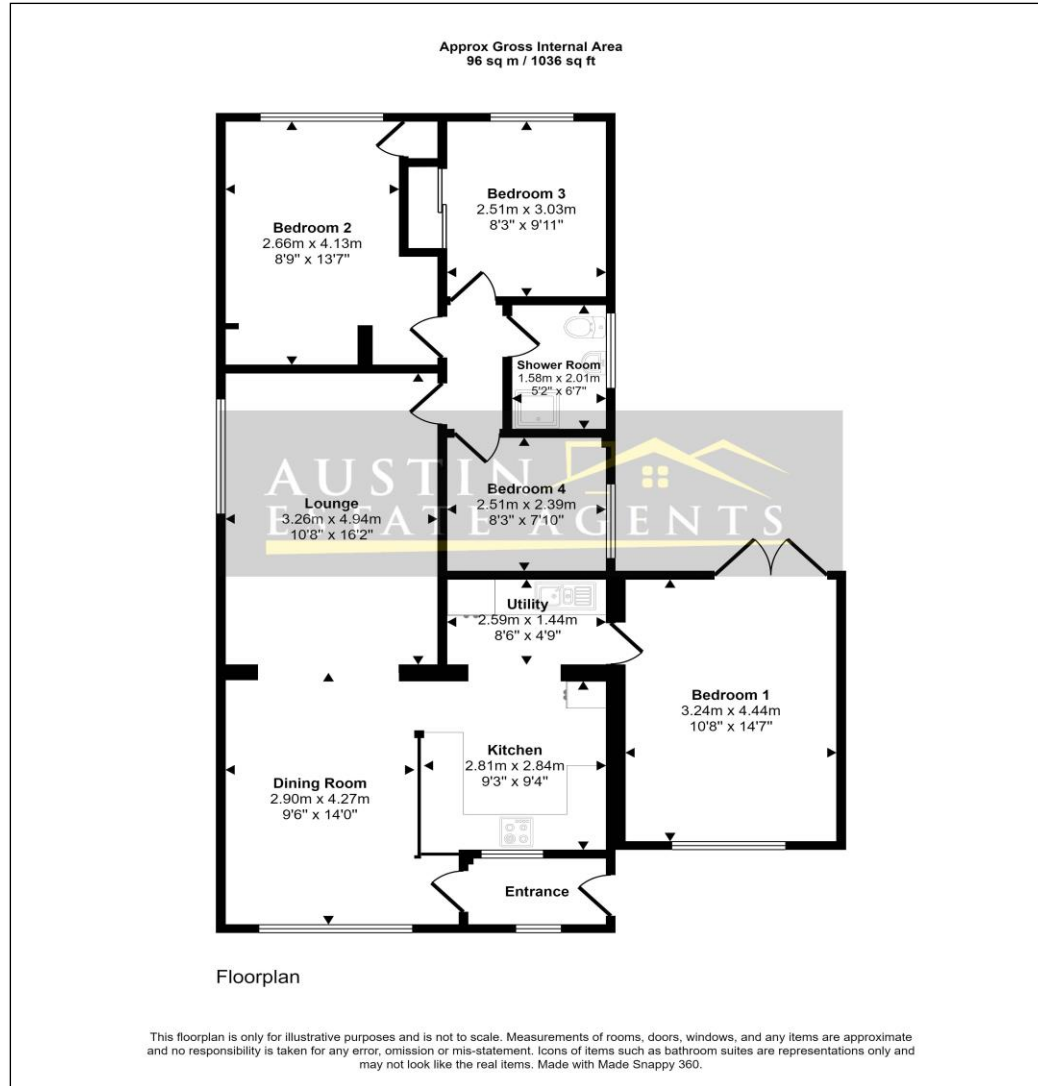
For further information, or to make an appointment to view this fabulous bungalow, please contact Austin Estate Agents.







**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.