



AUSTIN 
ESTATE AGENTS

Kestrel View

Broadway

Weymouth

Dorset

DT3 5QZ

Offers in Excess of £210,000

SUMMARY

- Terraced Home
- Two Bedrooms
- Spacious Lounge
- Kitchen Diner
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Close Proximity to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 13' 3" x 10' 2" (4.05m x 3.10m)

Kitchen / Diner 13' 3" x 11' 8" (4.05m x 3.55m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 3" > 10' 2" x 11' 8" max (4.05m > 3.10m x 3.55m max)

Bedroom Two 11' 2" x 6' 11" (3.40m x 2.10m)

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

OUTSIDE

Front Garden

Rear Garden

Two Allocated Parking Spaces

THE PROPERTY

We are delighted to offer for sale this staggered terraced home situated in the popular residential location of Broadway with no onward chain. The property offers double glazing and gas central heating throughout, a spacious lounge, kitchen diner, two bedrooms and a modern bathroom. Outside the property enjoys gardens to the front and rear as well as two allocated parking spaces.

Access is via an entrance door into the entrance lobby with stairs ascending to the first floor and a door to the lounge. The spacious lounge is a bright and airy room from a large double glazed window overlooking the front garden. A door at the rear of the lounge gives access to the kitchen diner. The kitchen area offers a range of eye level and base units with integral four ring gas hob, electric oven and concealed extractor with space for further domestic appliances. The dining area has ample room for a dining table and chairs. A double glazed window has views of the rear garden whilst double glazed, double opening French doors lead into the rear garden.

The first floor landing hosts doors to the two bedrooms and bathroom. To the front, bedroom one, spans the width of the property and boasts two double glazed windows overlooking the surrounding area with a large recess ideal for a wardrobe. Bedroom two overlooks the rear garden. The bathroom features a modern suite comprising a 'p' shaped bath with shower over as well as a vanity wash hand basin and WC.

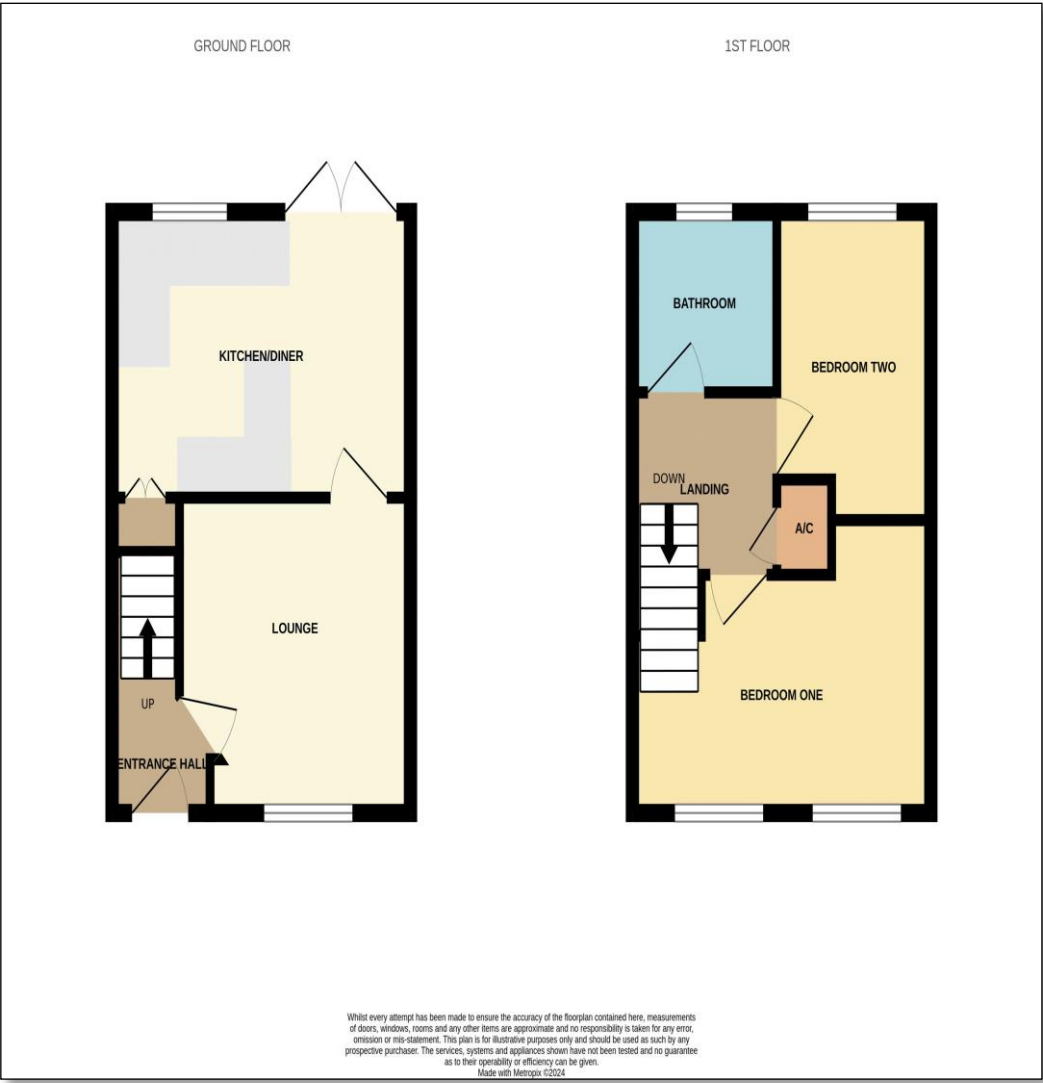
Externally, the property has gardens to the front and rear, The front garden is low maintenance, mainly shingle with an artificial grass area and a path to the front door. The rear garden is fully enclosed and is also easy to maintain. At patio area adjacent to the property overlooks the remainder of the garden which is also laid to shingle. Two allocated parking spaces are an added advantage of the property.

The property is situated in the popular residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and sea front. The house is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

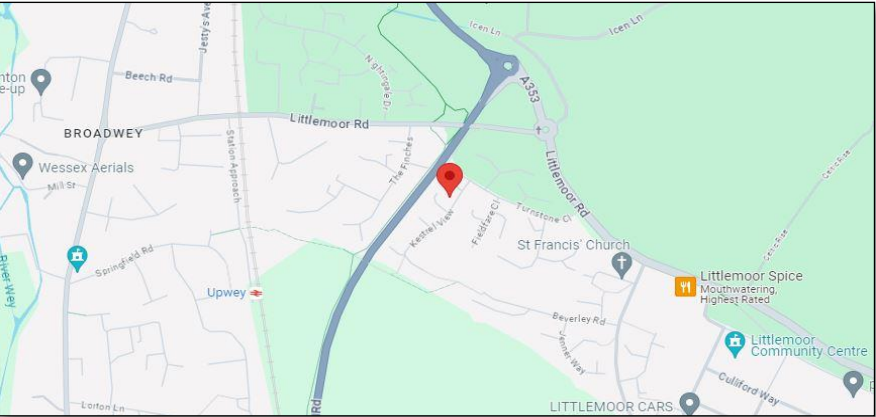
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	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.