



AUSTIN 
ESTATE AGENTS

Hawkweed Road

Preston Downs

Weymouth

Dorset

DT3 6GB

Offers in Excess of £275,000

SUMMARY

- Modern Terraced Town House
- Immaculate Presentation Throughout
- Three Bedrooms
- Open Plan Lounge / Dining / Kitchen
- Ground Floor Cloakroom & Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Low Maintenance, Southerly Facing, Rear Garden
- Two Allocated Parking Spaces
- NHBC Warranty Remaining
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Kitchen / Lounge / Diner 11' 11" max x 22' 1" max
(3.62m max x 6.73m max)

FIRST FLOOR

First Floor Landing

Bedroom Two 10' 1" to wardrobes x 7' 8" (3.08m to wardrobes x 2.34m)

Bedroom Three 10' 1" max x 7' 11" max (3.08m max x 2.42m max)

Bathroom 5' 4" x 5' 8" (1.63m x 1.72m)

SECOND FLOOR

Second Floor Landing

Bedroom One 8' 6" max x 16' 4" max (2.59m max x 4.97m max) some restricted headroom

OUTSIDE

Front Garden

Rear Garden

Allocated Parking for Two Vehicles

THE PROPERTY

We are delighted to offer to the market a modern terraced town house, situated in the heart of the new Lodmoor Sands development within the sought after location of Preston Downs. This energy efficient property benefits from light and airy accommodation arranged over three floors, which includes three bedrooms, open plan lounge / diner / kitchen, ground floor WC and family bathroom with gas central heating and double glazing throughout. Externally the property benefits from gardens to the front and rear as well as allocated parking for two vehicles. The property was constructed in 2020 and therefore has some remaining years of its NHBC warranty.

From the entrance lobby, access is gained to the dual aspect, open plan lounge / diner / kitchen. To the front aspect of the property is the modern fitted kitchen, with eye and base level storage cupboards with integral gas hob, electric oven and extractor. The worktop surfaces have been extended to create a breakfast bar / dining area. Further space is available for additional domestic appliances. The lounge is light and airy, with French doors opening out onto the rear garden. Completing the ground floor accommodation is a downstairs WC.

Stairs rise to the first floor where bedrooms two, three and the family bathroom are located. Bedrooms two and three are tastefully decorated and both benefit from fitted wardrobes. The modern family bathroom comprises panelled bath with shower over, pedestal wash hand basin and WC.

Stairs rise again to the second floor where the main bedroom can be found. Bedroom one is a good sized double room, which runs the length of the property with two Velux windows to the front and rear giving plenty of natural light.

Externally, the property offers an easily maintained front garden. To the rear is a low maintenance garden laid to decking and shingle. This fully enclosed area has a sunny southerly aspect. The property also has the added advantage of allocated parking for two vehicles.

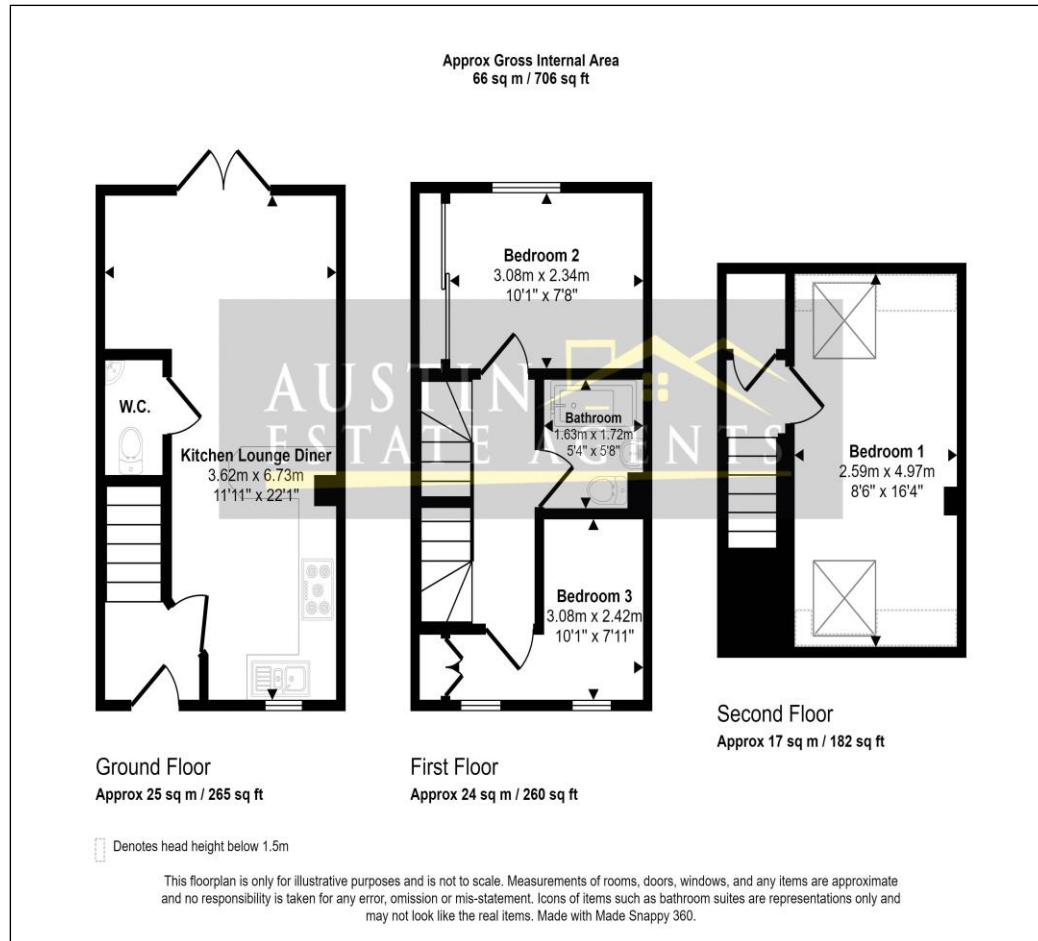
The property is situated within the popular development of Lodmoor Sands. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seaford. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and the property is also 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 this property, please contact the team at Austin Estate Agents.

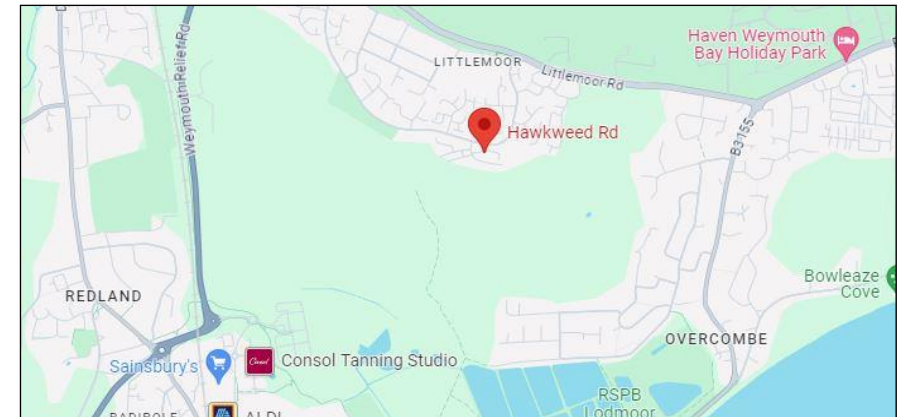




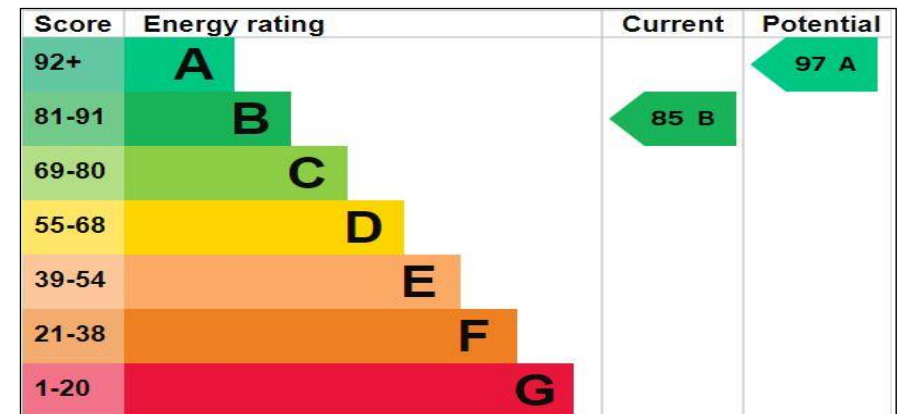
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C

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.