



AUSTIN
ESTATE AGENTS

Chartwell

Southill

Weymouth

Dorset

DT4 9SP

Offers over £300,000

SUMMARY

- Terraced Bungalow
- Two Double Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Easy to Maintain Front & Rear Gardens
- Driveway & Garage
- Sought After Southill Location





SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge / Diner 14' 3" x 17' 4" (4.34m x 5.28m)

Kitchen 7' 4" x 12' 7" (2.24m x 3.84m)

Conservatory 10' 9" x 6' 5" (3.28m x 1.96m)

Bedroom One 13' 7" x 11' 4" (4.14m x 3.45m)

Bedroom Two 10' 9" x 11' 1" (3.28m x 3.38m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Driveway

Garage 8' 5" x 16' 4" (2.57m x 4.98m)

THE PROPERTY

We are delighted to present to the market this two bedroom terraced bungalow, which is very well presented throughout and situated within a quiet location in Southill. The property enjoys a spacious lounge, modern fitted kitchen, two double bedrooms, a conservatory and a modern bathroom with gas central heating and double glazing. Outside are gardens to the front and rear, a garage and a driveway.

From the entrance porch an internal door leads into an inviting reception hallway with doors to all rooms and an airing cupboard. The lounge diner is a spacious room with dual aspect natural light from three windows with a pleasant outlook to the front. The kitchen is tastefully fitted with a modern range of matching eye level and base units, integral ceramic hob, eye level electric oven and space for additional domestic appliances. A built in cupboard gives further useful storage and a glazed door leads to a lean to, providing further access to the rear garden.

The bungalow boasts two double bedrooms. Bedroom one is situated to the rear aspect with a large double glazed window providing good natural light and a door to the conservatory offering an attractive view of the rear garden. Bedroom two is situated to the front aspect with a double glazed window providing good natural light overlooking the front aspect. The well proportioned bathroom features a modern suite comprising a WC, wash hand basin and panelled bath with a wall mounted electric shower over. Tiled walls and two obscure double glazed window add to the room's appeal.

Externally, the easy to maintain front garden offers raised beds planted with flowering shrubs and surrounded by shingle. A hardstanding pathway leads to the front door as well as a patio area, creating an additional seating space with attractive views of local area. The southerly facing rear garden is tiered, with a patio area adjacent to the bungalow. Steps lead up to areas laid to artificial lawn, patio and decking. A garden shed, found on the top tier of the garden, is included in the sale. A personal door gives access to the garage and a gate leads to a parking area for two vehicles.

This fabulous bungalow is situated close by to local shops including a chemist and convenience store as well as amenities including community bus service and public house. 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, please contact Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.