



AUSTIN   
ESTATE AGENTS

## 23 Cornwall Close

Westham

Weymouth

DT4 0QA

Offers in Excess of £220,000

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### SUMMARY

- Non Standard Construction \*
- Well Presented Family Home
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Contemporary Bathroom
- Well Maintained Front and Rear Gardens
- Double Glazing Throughout
- Gas Central Heating
- Popular Residential Location





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge/Diner 21' 4" x 12' 8" (6.5m x 3.85m)

Kitchen 11' 4" x 8' 8" (3.45m x 2.65m)

### FIRST FLOOR

First Floor Landing

Bedroom One 8' 10" x 8' 6" (2.7m x 2.6m)

Bedroom Two 9' 10" x 8' 10" (3m x 2.7m)

Bedroom Three 8' 10" x 8' 6" (2.7m x 2.6m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

## THE PROPERTY

**\*Non-standard Construction\*.**

We are delighted to bring to the market a wonderful family home that has been maintained throughout to a very high standard. The accommodation includes a spacious lounge / diner, modern fitted kitchen, three bedrooms and contemporary bathroom with double glazing and gas central heating throughout. Outside are well tended gardens to the front and rear. There is parking for the terrace of houses on first come first served basis.

From the entrance door, access is gained into an inviting reception hallway with stairs ascending to the first floor and doors to all ground floor rooms. The lounge diner is spacious with double glazed windows to both the front and rear aspect providing excellent natural light. The kitchen is tastefully fitted with a modern range of matching eye level and base units, integral four ring gas hob, electric oven, extractor canopy and fridge freezer. There is space and plumbing for a washing machine.

The first floor landing hosts doors to all first floor rooms and access to the loft. Bedroom one is situated to the rear of the property with a double glazed window overlooking the rear garden. Bedrooms two and three are situated to the front of the property. All of the bedrooms are tastefully decorated with excellent natural light. The bathroom is contemporary in style and comprises a low-level WC, vanity wash hand basin, panelled bath with shower over, heated towel rail and tiling.

Externally, the front garden has been well maintained by the current vendor and benefits from access to the side of the property to the rear garden. The rear garden has been landscaped with a attractive raised patio area enjoying views over the garden and surrounding areas. The remainder of the garden is lawned with planted borders. A shed provides useful storage and a gate at the end of the garden provides additional access.

We are informed by the vendor that there are on road parking spaces for the houses in the terrace on a first come first served basis.

This family home is situated in the popular residential area of Westham. Local amenities including schools, a community hub and local shops are within close proximity.

Please note this is a non-standard construction property, which may limit mortgage availability.

For further information, or to make an appointment to view, please call the team at Austin Estate Agents.





**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B TENURE: Freehold**

**Austin Estate Agents** 📧 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 / 01305 772000 📄  
[www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

**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.