



AUSTIN   
ESTATE AGENTS

## Bridlebank Way

Broadway

Weymouth

Dorset

DT3 5RA

Offers over £380,000

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### SUMMARY

- Substantial Semi Detached House
- Four Bedrooms
- Spacious Lounge / Diner
- Large Conservatory
- Contemporary Kitchen
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Front Driveway & Integral Garage
- Beautiful Rear Garden
- Sought After Broadway Location





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch** 4' 2" x 5' 5" (1.27m x 1.65m)

**Entrance Hallway**

**Lounge Area** 10' 8" x 15' 10" (3.26m x 4.82m)

**Dining Area** 10' 5" x 9' 5" (3.18m x 2.86m)

**Kitchen** 14' 3" x 9' 4" (4.34m x 2.84m)

**Conservatory** 21' 4" x 7' 11" (6.50m x 2.41m)

**Ground Floor Cloakroom** 7' 6" x 2' 7" (2.29m x 0.78m)

### FIRST FLOOR

**First Floor Landing**

**Bedroom One** 13' 8" x 12' 2" (4.16m x 3.72m)

**Bedroom Two** 10' 7" x 12' 10" (3.23m x 3.90m)

**Bedroom Three** 9' 1" x 12' 0" (2.77m x 3.66m)

**Bedroom Four** 7' 7" x 8' 11" (2.31m x 2.73m)

**Bathroom** 6' 0" x 8' 11" (1.83m x 2.73m)

### OUTSIDE

**Front Driveway**

**Integral Garage**

**Rear Garden**

## THE PROPERTY

We are delighted to offer for sale this stunning family home that has been maintained throughout to the highest of standards including newly fitted flooring. The property benefits a lounge, dining room, contemporary fitted kitchen and spacious conservatory, four good size bedrooms and modern bathroom with gas central heating and double glazing. Outside the property enjoys a driveway to the front leading to an integral garage and a beautiful garden to the rear. As such we strongly advise viewing to appreciate its appeal.

On the ground floor the reception porch gives access to a spacious hallway with doors leading to the lounge, kitchen and ground floor cloakroom. The lounge is situated to the front of the property with good natural light from a large double glazed window and a modern feature fireplace. The lounge area naturally flows through to a dining area that gives open plan access into a wonderful UPVC double glazed conservatory. The conservatory spans the whole width of the property, with views and access to the rear garden. The kitchen is fitted with a range of matching contemporary eye level and base units, with contrasting worktop surfaces, integral four ring gas hob, double eye level electric oven and fridge freezer. There is space and plumbing for additional domestic appliances.

The first floor offers four, good size, bedrooms with the main bedroom having built in cupboard space. The well appointed family bathroom is fitted with a modern suite comprising low-level WC, vanity wash hand basin, panelled bath and an independent shower cubicle with complementary tiling.

Externally, an independent driveway to the front to the property provides off-road parking leading to an integral garage with up and over door with power and light and a water point. There is access to the side of the property leading to the rear garden with a raised decking area with an attractive balustrade which overlooks the garden. The remainder of the garden is laid to lawn with bordered plants and shrubs. At the rear of the garden is a low maintenance, shingled area with barbecue and garden sheds.

The property is situated in the popular area of Broadway. Local shops and amenities. Transport links are favourable with the Weymouth relief road and the mainline station, with links to London and Bristol, both being a short drive away.

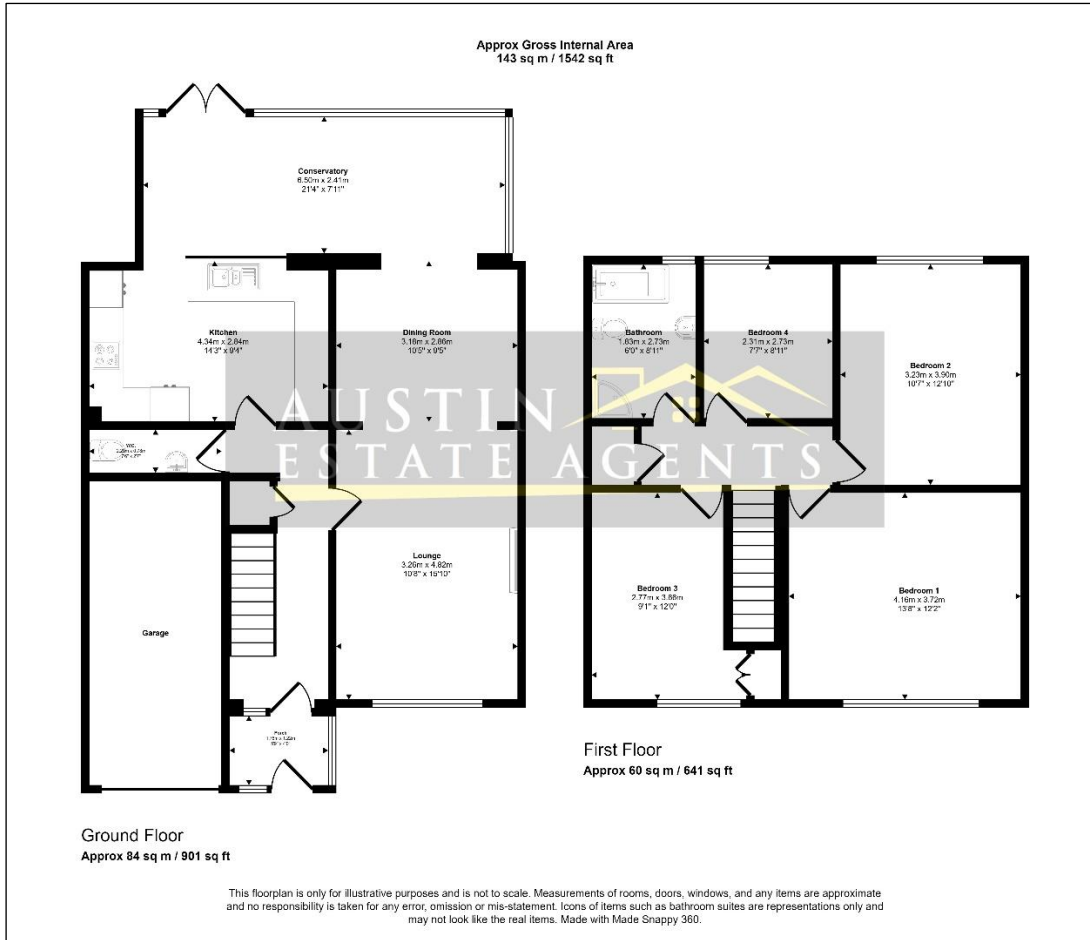
For further information, or to make an appointment to view this beautiful family home, please contact Austin Estate Agents.



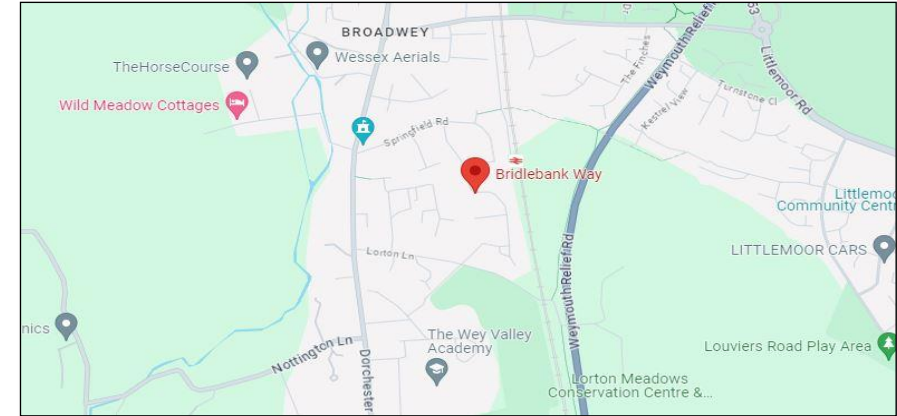




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: C      TENURE: Freehold**

**Austin Estate Agents** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY | Phone: 01305 858470 | 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.