



AUSTIN 
ESTATE AGENTS

Dorchester Road

Redlands

Weymouth

Dorset

DT3 5AX

£500,000

SUMMARY

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Garden / Utility Room
- Ground Floor Cloakroom
- Family Bathroom & Separate WC to the First Floor
- Beautiful Garden to the Front & Rear
- Driveway to the Front, Garage & Additional Parking to the Rear
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 15' 7" x 11' 7" (4.75m x 3.53m)

Dining Room 11' 7" x 9' 5" (3.54m x 2.88m)

Kitchen 11' 5" x 9' 9" (3.49m x 2.98m)

Conservatory 13' 1" x 9' 8" (3.99m x 2.94m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 15' 5" x 11' 9" (4.71m x 3.59m)

Bedroom Two 11' 9" x 9' 6" (3.57m x 2.90m)

Bedroom Three 7' 5" x 9' 6" (2.25m x 2.90m)

Bathroom 6' 2" x 9' 7" (1.89m x 2.91m)

WC 5' 0" x 4' 6" (1.53m x 1.36m)

OUTSIDE

Front Garden & Driveway

Rear Garden

Detached Garage

Additional Rear Parking

THE PROPERTY

We are delighted to present the market, with no onward chain, a wonderful opportunity to purchase a unique family home that offers spacious accommodation throughout with the added advantage of a large rear garden that has a detached double garage and additional parking access from the road behind, which could possibly be explored to turn into an annex or studio, subject to the necessary planning permissions and regulations.

On the ground floor, an entrance porch leads to an inviting and spacious reception hallway with stairs ascending to the first floor and doors giving access to the lounge, dining room, kitchen and ground floor cloakroom with low level WC and wash hand basin. The lounge is situated to the front of the property with a double glazed window providing excellent natural light and views over the front garden. A separate dining room is found at the rear of the property with ample room for a dining table and additional furniture and dual aspect windows to the side and rear.

The kitchen is fitted with a good range of eye level and base units, integral gas hob, eye level double oven and dishwasher with colour co-ordinated worktop surfaces that have been extended to enable a breakfast bar area. A window and door overlook and lead into to a large garden room, with additional storage cupboards, space and plumbing for a washing machine as well as additional domestic appliances. The garden room offers good natural light with an attractive outlook over the rear garden and a door providing access.

The first floor landing is very spacious with a double glazed side aspect window and hosting doors to all first floor rooms as well as a storage cupboard. Bedrooms one and three are situated to the front of the property and overlook the front garden. Bedroom two is situated to the rear of the property and overlooks the rear garden. The bathroom is a good size with an independent shower cubicle, corner bath, vanity wash hand basin, additional cupboards, and complementary tiling to the walls. A separate WC is found in an adjacent room.





The Property Cont'd/ . . .

Externally, to the front, a shingled driveway provides off road parking for multiple vehicles. The front garden area is exceptionally well kept and is mainly laid to lawn with planted borders. A block paved path leads to the front door. There is access to the side of the property to the rear garden. The beautiful rear garden is predominantly laid to lawn with a vast array of plants and shrubs to its borders, patio areas close to the house and at the end of the garden are ideal for outdoor entertaining or simply enjoying the garden vista. At the rear of the garden is a shed and detached garage with a fibreglass roof and up and over door, as well as space for additional parking. A rear gate provides additional access from the road behind.

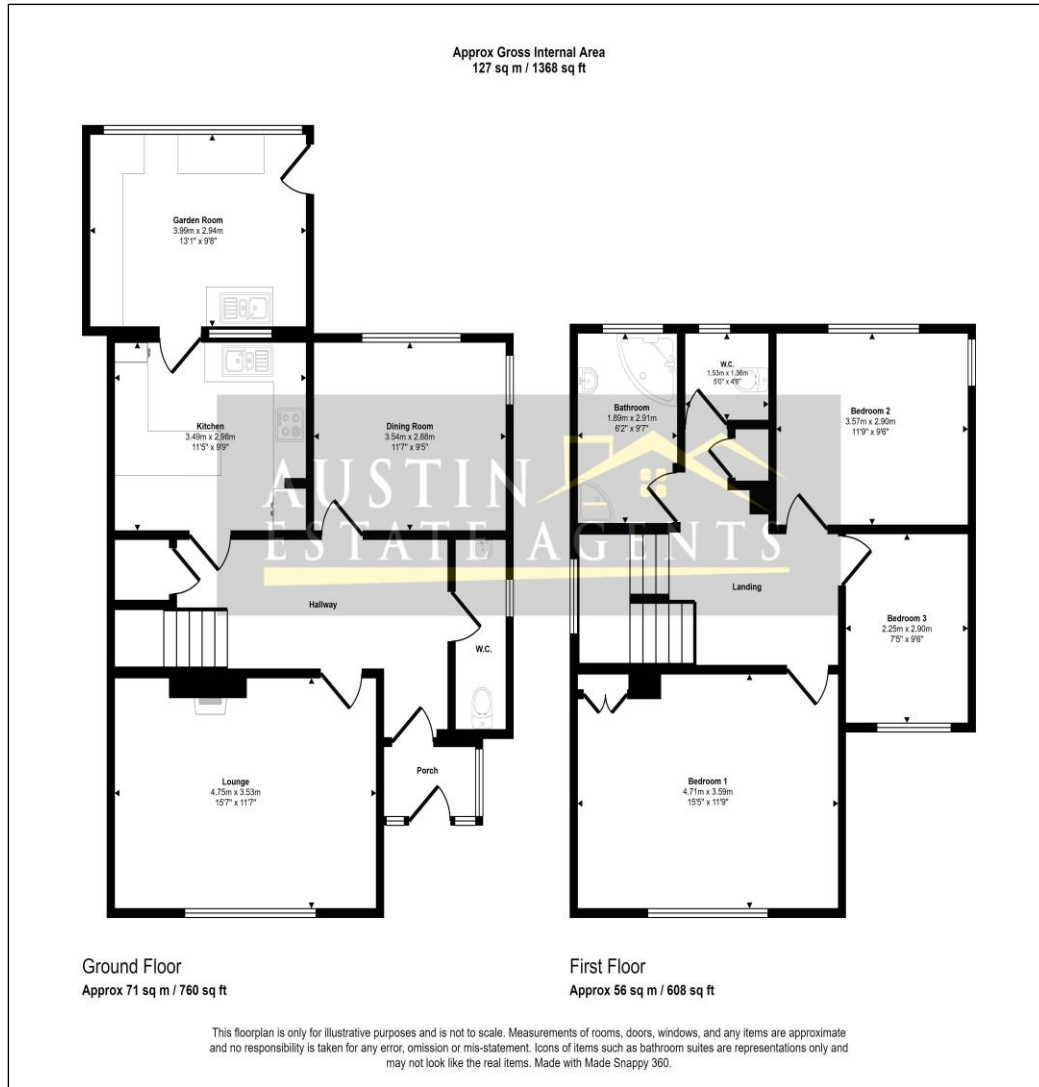


This detached property is situated in the sought after location of Broadway, a family friendly area with many shops, supermarkets and well regarded schools within close proximity. Transport links are favourable with regular bus routes to surrounding areas on the doorstep and the Weymouth relief road providing easy access to the county town of Dorchester and beyond and is a short drive away.

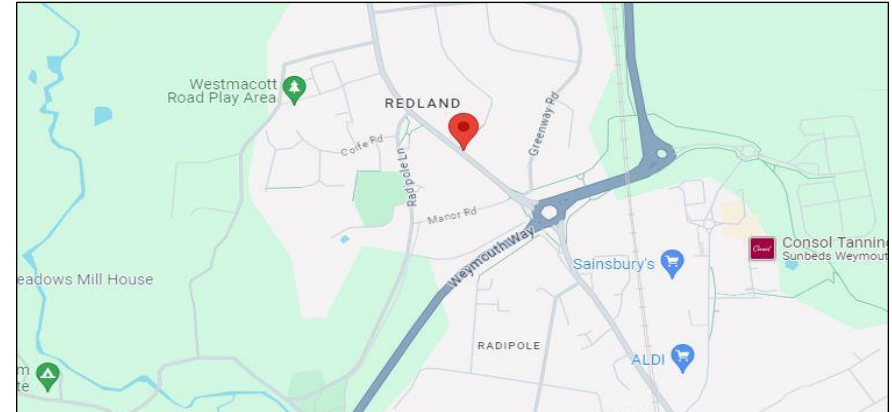
For further information, or to make an appointment to view this fabulous family home, please contact the team at Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

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

COUNCIL TAX RATING: E

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.