



AUSTIN
ESTATE AGENTS

Westmacott Road

Redlands

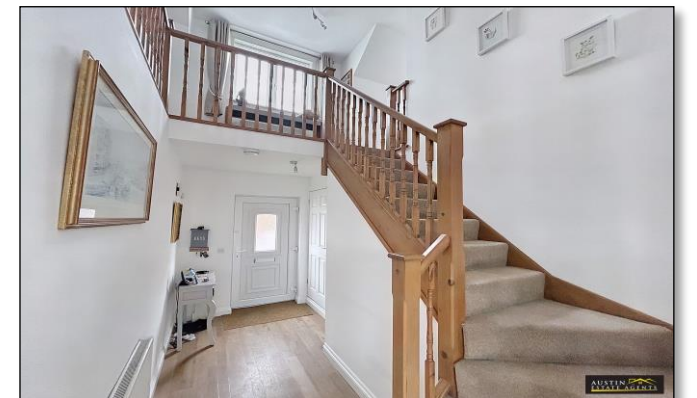
Weymouth

DT3 5FD

Offers in Excess of £300,000

SUMMARY

- Impressive Coach House
- Beautifully Presented Throughout
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Modern Bathroom
- Ground Floor Cloakroom
- Accommodation Situated over Two Floors
- Southerly Aspect Low Maintenance Garden
- Garage & Off Road Parking





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Lounge / Diner 11' 5" x 18' 7" (3.49m x 5.66m)

Kitchen 11' 5" max x 11' 5" plus recess (3.47m max x 3.49m plus recess) Irregular shaped room

Bedroom One 13' 9" to wardrobes x 9' 5" (4.19m to wardrobes x 2.87m)

Bedroom Two 15' 9" x 8' 8" (4.80m x 2.64m)

Bathroom 6' 7" x 6' 10" (2.00m x 2.08m)

OUTSIDE

Driveway

Garage 9' 1" x 18' 5" (2.77m x 5.62m)

Rear Garden

THE PROPERTY

We are delighted to offer for sale this impressive coach house, which is situated over two floors and presented in pristine condition throughout. The property benefits from two double bedrooms, a spacious lounge / diner, contemporary fitted kitchen, modern bathroom and ground floor cloakroom with double glazing and gas central heating. There is off road parking to the front, a garage and a low maintenance, southerly aspect garden. Viewing of this property is simply a must to appreciate the features this beautiful coach house has to offer.

The reception hallway is inviting with lots of natural light adding to its appeal. A doorway at the end of the hallway leads directly to the rear garden. The property offers a ground floor cloakroom with low-level WC and wash hand basin. Stair rise to the first floor via an attractive wood twist staircase leading to the first floor with a stunning galleried landing, flooded with natural light. The spacious lounge / diner is light and airy with dual aspect windows to the front and rear. The kitchen / breakfast room is fitted with a modern range of matching eye level and base units enhanced by good range of integrated appliances including a four ring gas hob, electric grill and oven, extractor canopy, dishwasher and washing machine. A breakfast bar has been created and is the perfect place for the morning coffee.

The property enjoys two, well proportioned, double bedrooms, both of which have the added advantage of built-in wardrobes. The family bathroom is a modern white suite comprising vanity wash hand basin, low-level WC and panelled bath with wall mounted shower above.

Externally, an independent driveway provides off-road parking and leads to an integral garage with an up and over door and power laid. The low maintenance rear garden enjoys a southerly aspect and offers a paved area adjacent to the property, a large decked area with concealed lighting and electric points, perfect for outdoor entertaining, alongside a shingled area with a garden shed.

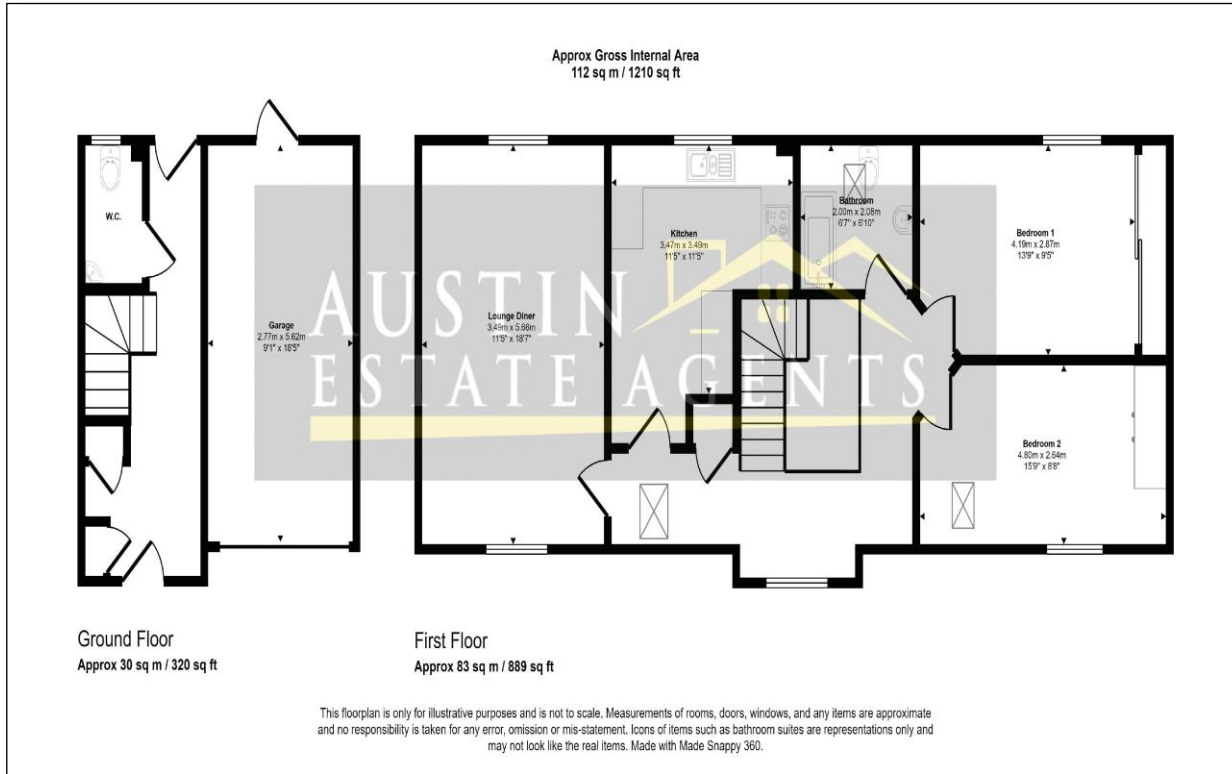
Situated in the highly sought-after residential location of Redlands. Local shops and amenities including supermarkets, bus routes to surrounding areas and a highly regarded primary school are in close proximity. Weymouth relief road is within easy access.

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

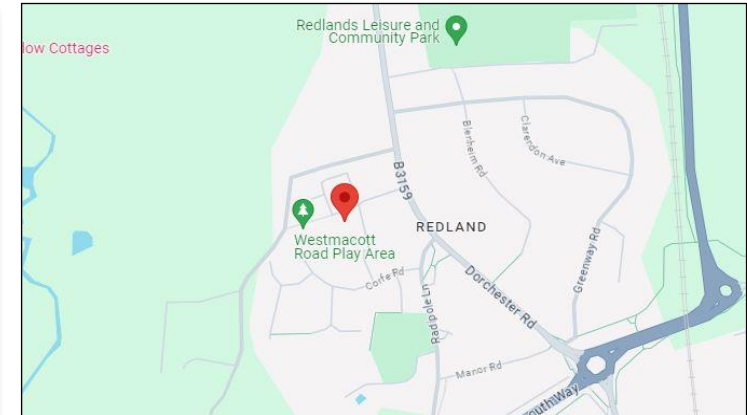




FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 75 C | |
| 55-68 | 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.