



AUSTIN   
ESTATE AGENTS

## Southview Road

Westham

Weymouth

Dorset

DT4 0JE

Offers in Excess of £200,000

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### SUMMARY

- Terraced Period Property
- Requires Updating & Refurbishing
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Shower Rooms with Separate WC
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Entrance Hallway

Lounge 12' 8" max x 12' 10" (3.85m max x 3.90m)

Dining Room 12' 0" x 10' 10" (3.65m x 3.30m)

Kitchen 14' 1" max x 7' 10" max (4.30m max x 2.40m max)

Lobby

Shower Room 6' 3" x 5' 9" (1.90m x 1.75m)

WC 6' 3" x 2' 7" (1.90m x 0.80m)

### FIRST FLOOR

First Floor Landing

Bedroom One 16' 11" x 12' 8" max (5.15m x 3.85m max)

Bedroom Two 12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom Three 8' 6" x 8' 2" (2.60m x 2.50m)

### OUTSIDE

Front Garden

Rear Garden

Garage

Driveway

## THE PROPERTY

We are pleased to offer for sale this terraced property, which whilst requiring updating and refurbishment does offer good sized accommodation throughout. The property benefits from double glazing, gas central heating, two reception rooms, three bedrooms, fitted kitchen, ground floor shower room and separate WC. Outside there are low maintenance gardens to the front and rear as well as a garage and driveway.

From the entrance lobby a door leads to an inviting reception hallway with stairs ascending to the first floor, an understairs storage cupboard and doors to the lounge and kitchen. The lounge is situated to the front with a large double glazed bay window providing good natural light. The dining room is accessed from the kitchen with a double glazed rear aspect window overlooking the rear garden. The kitchen is fitted with a range of matching eye level and base units and colour contrasting worktop surfaces, integral eye level oven and ample space for additional domestic appliances. A double glazed window to the side aspect provides natural light whilst a door at the rear leads to a lobby area giving access to the rear garden as well as the ground floor shower room and separate WC.

The first floor landing hosts doors to the three bedrooms. Bedroom one, situated to the front, spans the width of the property with a large double glazed bay window providing good natural light. Bedrooms two and three are situated to the rear. Please note in bedroom three there is a toilet and wash hand basin adapted for the previous owner.

Externally, there are enclosed gardens to the front and rear. At the end of the rear garden is a garage with an up and over door. A small independent driveway provides off road parking for one vehicle behind the garage.

The property is situated in the popular location of Westham, close by to local shops and amenities, including bus routes to surrounding areas. It is within comfortable walking distance of Weymouth Town Centre, the inner harbour and beaches approximately a third of mile away.

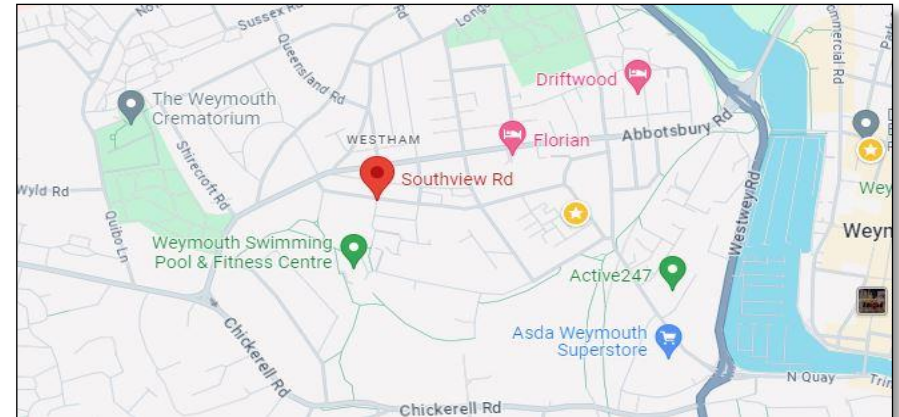
For further information, or to make an appointment to view this property, please contact Austin Estate Agents.



## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B**

**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.