



AUSTIN 
ESTATE AGENTS

Abbotsbury Road

Weymouth

Dorset

DT4 0JY

Offers in Excess of £240,000

SUMMARY

- Terraced Family Home
- Three Bedrooms
- Spacious Lounge & Dining Area
- Fitted Kitchen & Separate Utility Room
- Ground Floor Bathroom & First Floor Shower Room
- Double Glazing & Gas Central Heating
- Front Driveway
- Rear Garden
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Entrance Hallway

Lounge Area 14' 1" max into bay x 12' 10" (4.30m max into bay x 3.90m)

Dining Area 11' 10" x 13' 9" (3.61m x 4.20m)

Kitchen 13' 5" x 9' 0" (4.10m x 2.75m)

Utility Room 12' 10" x 6' 1" (3.90m x 1.85m)

Rear Lobby

Bathroom 8' 0" x 5' 9" (2.45m x 1.75m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 2" plus bay x 16' 3" (3.40m plus bay x 4.95m)

Bedroom Two 13' 3" x 8' 10" (4.05m x 2.70m)

Bedroom Three 12' 2" x 5' 11" (3.70m x 1.80m)

Shower Room

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to present to the market this family home situated in the popular residential location of Westham, offering good size accommodation throughout and coming to the market with no onward chain. The property enjoys a spacious lounge / dining room, fitted kitchen, utility room, ground floor bathroom, three bedrooms and first floor shower room with double glazing and gas central heating. Outside is a driveway to the front of the property and a low maintenance rear garden. Viewing is encouraged to appreciate the space and potential offered.

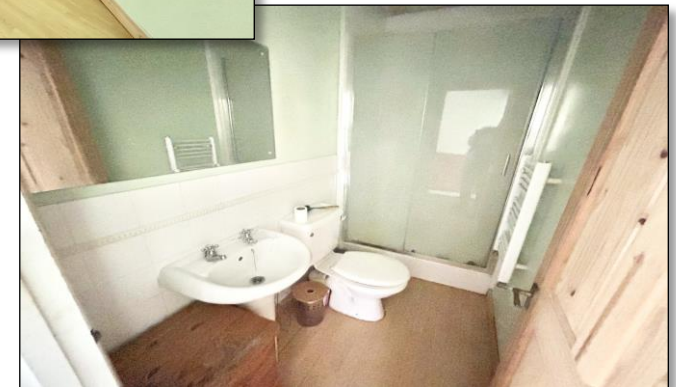
On the ground floor, the entrance lobby flows into an inviting reception hallway with staircase ascending to the first floor and doors to the lounge and dining areas. The lounge area is situated to the front to the property with a large double glazed bay window providing good natural light and a feature fireplace to the centre. An archway naturally leads to a generously sized dining room. At the rear of the dining area are doors to a downstairs storage cupboard, the kitchen and utility room. The kitchen is fitted with a range of matching eye level and base units, integral gas hob and eye level oven. There is ample space and plumbing for additional domestic appliances and a side aspect window providing natural light. The utility room has space and plumbing for a washing machine, with the wall mounted gas boiler being housed here. Plentiful natural light is obtained via the glazed ceiling and rear aspect window. Completing the accommodation on the ground floor is the bathroom accessed via a rear lobby off the kitchen. This room features a modern suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin.

The first floor landing hosts doors to the three bedrooms and first floor shower room. Bedroom one, situated to the front of the property, spans the whole width of the property with fitted wardrobes along one wall. Excellent natural light is granted from two front aspect double glazed windows including a large bay window. Bedroom two is situated to the rear with a double glazed side aspect window as well as a skylight window. Bedroom three is a single room with a double glazed window overlooking the rear garden. A shower room offers a double shower cubicle, pedestal wash hand basin and WC.

Externally, a driveway to the front of the property provides off-road parking. The enclosed, low maintenance rear garden is predominately laid to paving with planted borders. A gate provides access to the rear.

This family home is situated close by to local shops and amenities including regular bus routes to surrounding areas. The picturesque marina is a ten minute walk away as is Weymouth's vibrant town centre, with its many restaurants, bars and shops. The award-winning seafront is also within close proximity.

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

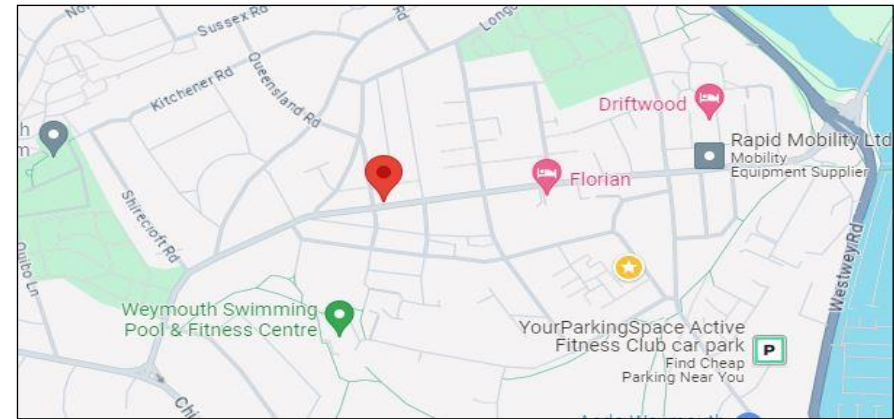




FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 50 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 🌐 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.