



AUSTIN 
ESTATE AGENTS

Bridlebank Way

Broadway

Weymouth

Dorset

DT3 5RA

Offers over £230,000

SUMMARY

- End Terrace Family Home
- Beautifully Presented
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge / Diner 11' 5" max x 16' 3" max (3.47m max x 4.96m max)

Kitchen 5' 7" x 8' 7" (1.69m x 2.62m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 6" to wardrobes x 9' 2" (2.89m to wardrobes x 2.79m)

Bedroom Two 11' 8" max x 8' 8" max (3.55m max x 2.63m max)

Bathroom 5' 5" x 6' 9" (1.64m x 2.07m)

OUTSIDE

Front Garden

Rear Garden

Garage



THE PROPERTY

Austin Estate Agents are delighted to offer for sale this two bedroom, end of terrace property offering good size accommodation throughout and further benefiting from double glazing and gas central heating. We believe viewing of this property is essential to appreciate its appeal, as it is ideal for a first-time buyer.

From the reception porch access is gained into the welcoming reception hallway with doors to the kitchen and lounge / diner. The generous lounge / diner is situated to the rear of the property and offers a large double-glazed window and door, which overlook and lead to the pleasant rear garden whilst providing good natural light. An alcove provides a perfect space for a dining table and an understairs cupboard provides useful additional storage. The kitchen is fitted with a modern range of matching eye level and base units with contrasting worktop surfaces and space for additional domestic appliances. A double-glazed window to the front aspect looks over the front garden.

The first floor offers two double bedrooms. Bedroom one, situated to the rear of the property has the added advantage of fitted wardrobes providing excellent storage and a double glazed window overlooking the rear garden. To the front, bedroom two offers a large storage cupboard. The modern bathroom comprises a pedestal wash hand basin, low-level WC and panelled bath with electric shower over and complementary tiling.

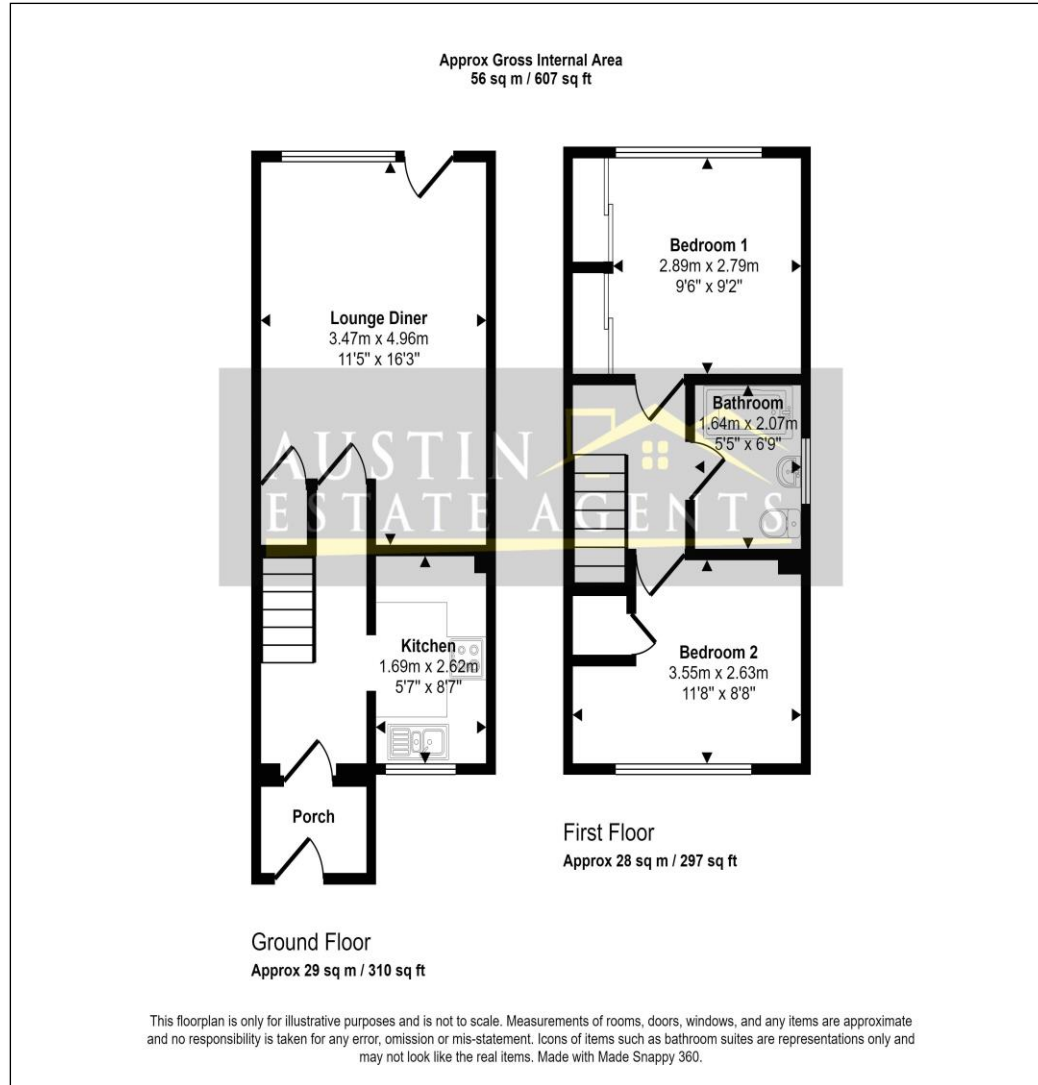
Externally, the low maintenance front garden is laid to shingle with a shared pathway to the front porch. Access to the side of the property leads to a gate giving access to the rear garden. The rear garden has a patio adjacent to the property overlooking the garden, which is predominately laid to lawn. At the rear of the garden is a personal door leading to a garage with an up and over door.

The property is situated in the popular area of Broadway. Local shops and amenities are close by. 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 home, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.