



AUSTIN   
ESTATE AGENTS

## Fieldfare Close

Broadway

Weymouth

DT3 5QX

**Offers Over £200,000**

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### SUMMARY

- **Linked Terrace House**
- **Two Bedrooms**
- **Modern Fitted Kitchen**
- **Modern Bathroom**
- **Rear Garden with Rear Access**
- **Gas Central Heating and Double Glazing**
- **Off Road Parking**
- **Faces Open Fields**
- **No Onward Chain**
- **Ideal First Time or Investment Purchase**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Kitchen 8' 2" x 6' 6" (2.5m x 1.98m)

Lounge 13' 10" x 11' 9" (4.21m x 3.57m)

### FIRST FLOOR

Bedroom One 11' 4" x 8' 2" (3.46m x 2.5m)

Bedroom Two 8' 10" x 5' 6" (2.7m x 1.68m)

Bathroom 6' 2" x 5' 10" (1.87m x 1.77m)

### OUTSIDE

Front & Rear Gardens

Allocated Parking Space

## THE PROPERTY

We are delighted to offer for sale this link terraced, modern home situated in the popular residential location of Broadway with no onward chain. The property offers double glazing and gas central heating throughout.

On the ground floor is a spacious lounge with double glazed patio doors overlooking and leading to the rear garden. There is a modern fitted kitchen which has a range of matching eye level and base units with an integrated hob, oven and stainless steel extractor hood. A double glazed window to the front overlooks a large green with attractive views.

The first floor offers two bedrooms with far reaching views and a family bathroom with a modern suite comprising of a low level WC, wash hand basin and panelled bath with shower attachment above.

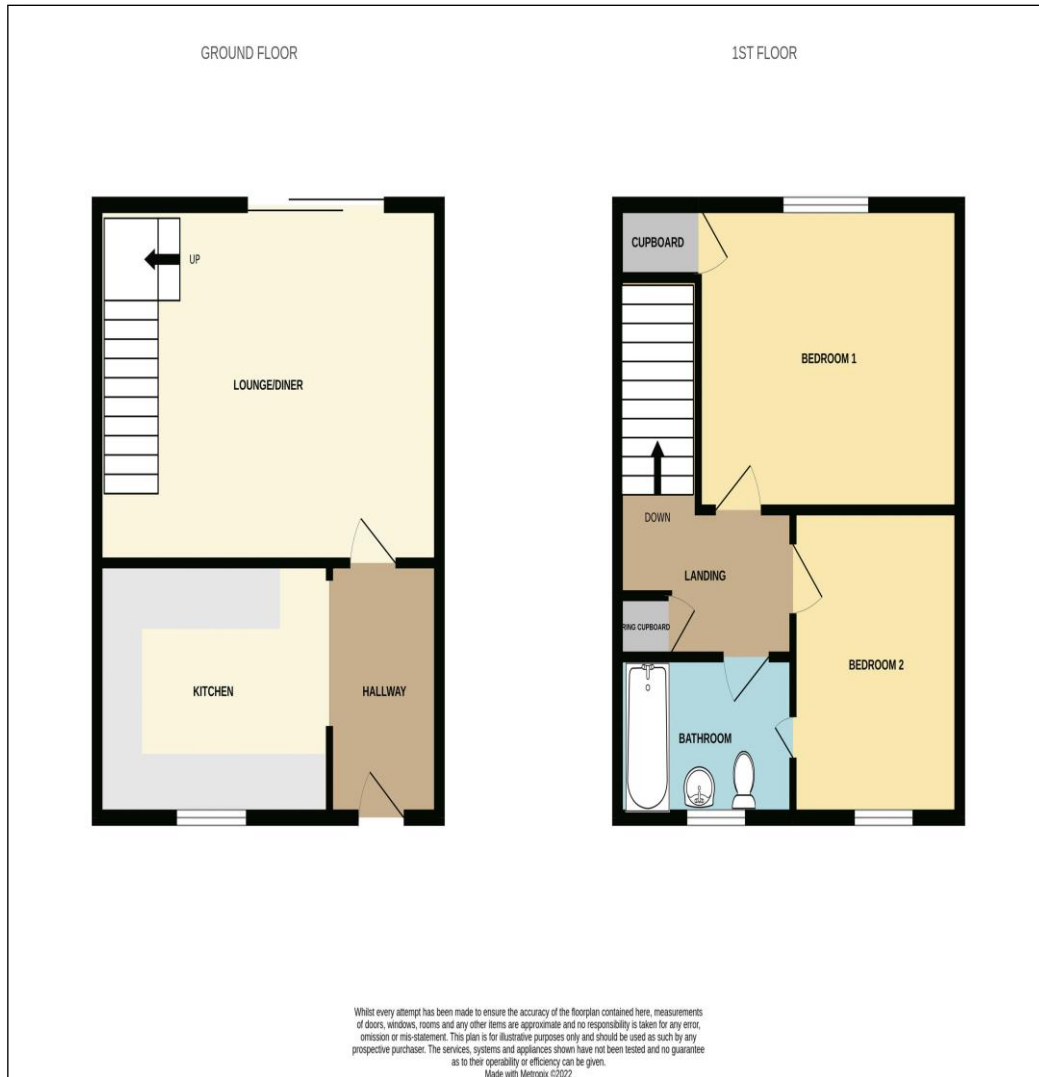
Externally, there is an enclosed rear garden with a selection of plants and shrubs to its borders with gated access at the rear. There is an allocated parking space for the property. Opposite the property is a large green area ideal for dog walking or play area.

The property is situated in the popular residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and sea front. The house is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond, and within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

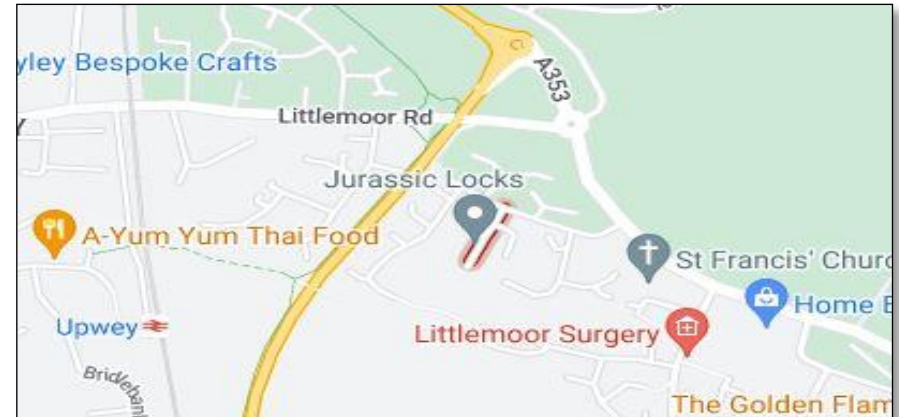
For further information, or to make an appointment to view, please contact Austin Estate Agents



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	66   D	
39-54	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.