

AUSTIN 
ESTATE AGENTS



Dorchester Road

Broadway

Weymouth

Dorset

DT3 5BT

Offers over £210,000

SUMMARY

- Three Bedroom Cottage
- Accommodation over Three Floors
- Modern Fitted Kitchen / Diner
- Front Aspect Lounge
- Contemporary First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Rear Courtyard
- Beautiful Countryside Views to the Rear
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 10' 8" x 12' 6" (3.25m x 3.81m)

Dining Area 10' 2" x 8' 2" (3.10m x 2.49m)

Kitchen Area 12' 10" x 5' 2" (3.91m x 1.57m)

FIRST FLOOR

First Floor Landing

Bedroom 10' 11" x 10' 10" (3.32m x 3.30m)

Bathroom 8' 1" x 7' 0" (2.46m x 2.13m)

SECOND FLOOR

Second Floor Landing

Bedroom 9' 11" x 7' 3" (3.02m x 2.21m)

Bedroom 12' 7" x 6' 7" max (3.83m x 2.01m max)



THE PROPERTY

We are delighted to offer for sale this terraced cottage, which is well presented throughout with accommodation situated over three floors, including a lounge, modern fitted kitchen / diner, three bedrooms and contemporary bathroom with double glazing and gas central heating throughout. Outside is a courtyard area to the rear. The property comes to the market with no onward chain.

From the entrance door, access is gained into the lounge, a cosy room with fitted furniture built into the alcoves and beamed ceilings enhancing the cottage feel. A doorway at the rear of the room leads to the kitchen / diner with stairs ascending to the first floor, useful storage cupboards and room for family dining table. The kitchen area is fitted with a selection of base units and ample space for additional domestic appliances. Two rear aspect double glazed windows overlook the courtyard and a door provides access.

On the first floor the landing area hosts doors to a bedroom and the family bathroom. The tastefully decorated bedroom is a good size double with a front aspect double glazed window giving good natural light. The family bathroom is spacious housing a contemporary suite comprising a 'p' shaped panelled bath, vanity wash hand basin and low level WC with natural light from a rear aspect double glazed window. Stairs rise again to the second floor where two further bedrooms can be found.

Outside, there is a small area to the front, ideal for storing bins. At the rear is a courtyard area, which is laid to hardstanding. Although there is no off road parking to the property, the vendor is always able to park in the roads adjoining the property.

The property is situated in the popular residential location of Broadway, local shops and amenities are within close proximity and bus routes close by. It is within easy access of Weymouth town centre and harbour with the added bonus of the relief road close by, providing access to surrounding towns such as Dorchester.

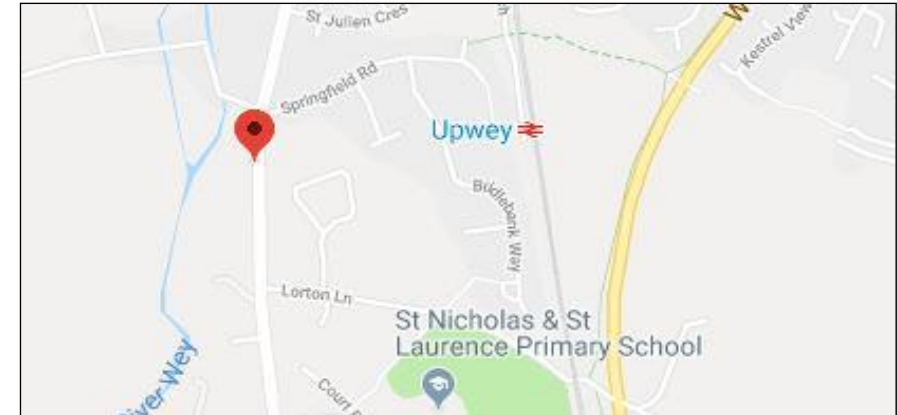
For further information, or to make an appointment to view this fabulous cottage, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A 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.