



AUSTIN
ESTATE AGENTS

Chartwell

Southill

Weymouth

Dorset

DT4 9SP

Offers over £270,000

SUMMARY

- End Terraced Bungalow
- Some Cosmetic Updating Required
- Two Double Bedrooms
- Spacious Lounge / Diner
- Modern Kitchen
- Shower Room
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge 16' 11" x 14' 3" (5.15m x 4.35m)

Kitchen 9' 6" x 6' 11" (2.90m x 2.10m)

Bedroom One 11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two 10' 8" x 11' 2" (3.25m x 3.40m)

Shower Room 7' 5" x 7' 9" (2.25m x 2.35m)

Rear Porch

OUTSIDE

Front Garden

Rear Garden

Garage & Parking

THE PROPERTY

We are pleased to offer for sale, with no onward chain, a spacious end terrace bungalow situated in Southill. The property does require some cosmetic updating but offers good size accommodation and benefits double glazing, gas central heating, a spacious lounge, modern fitted kitchen, two double bedrooms and modern fitted shower room. Outside the bungalow are gardens to the front and rear as well as a garage and driveway.

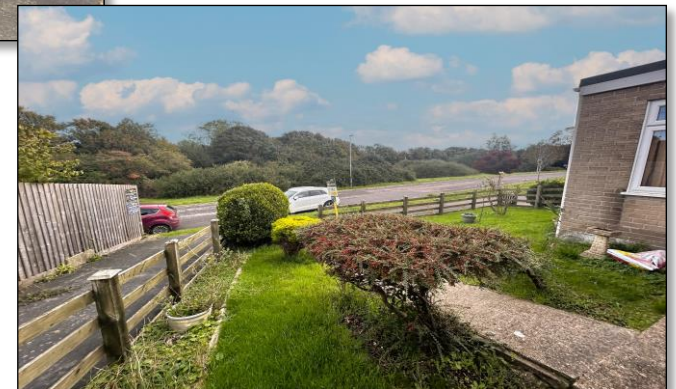
From the entrance door access is gained into the spacious reception hallway with doors to all rooms and a storage cupboard with access to the loft. The lounge is spacious with dual aspect double glazed windows to front and side aspects. The kitchen, accessed from the lounge and hallway, is fitted with a modern range of matching eye level and base units, colour co-ordinated worktop surfaces, integral four ring gas hob, double electric oven and concealed extractor plumbing for washing machine and space for additional domestic appliances and a storage cupboard housing the gas central heating boiler.

Bedroom one is situated to the rear with a double glazed window overlooking the garden. Bedroom two has a pleasant outlook to the front aspect. Both bedrooms are good sized doubles. The shower room hosts a large double shower cubicle in addition to a single shower cubicle, vanity wash hand basin and WC, heated towel rail and complementary tiling to the walls and floor. Two obscured double glazed windows to the rear aspect provide natural light.

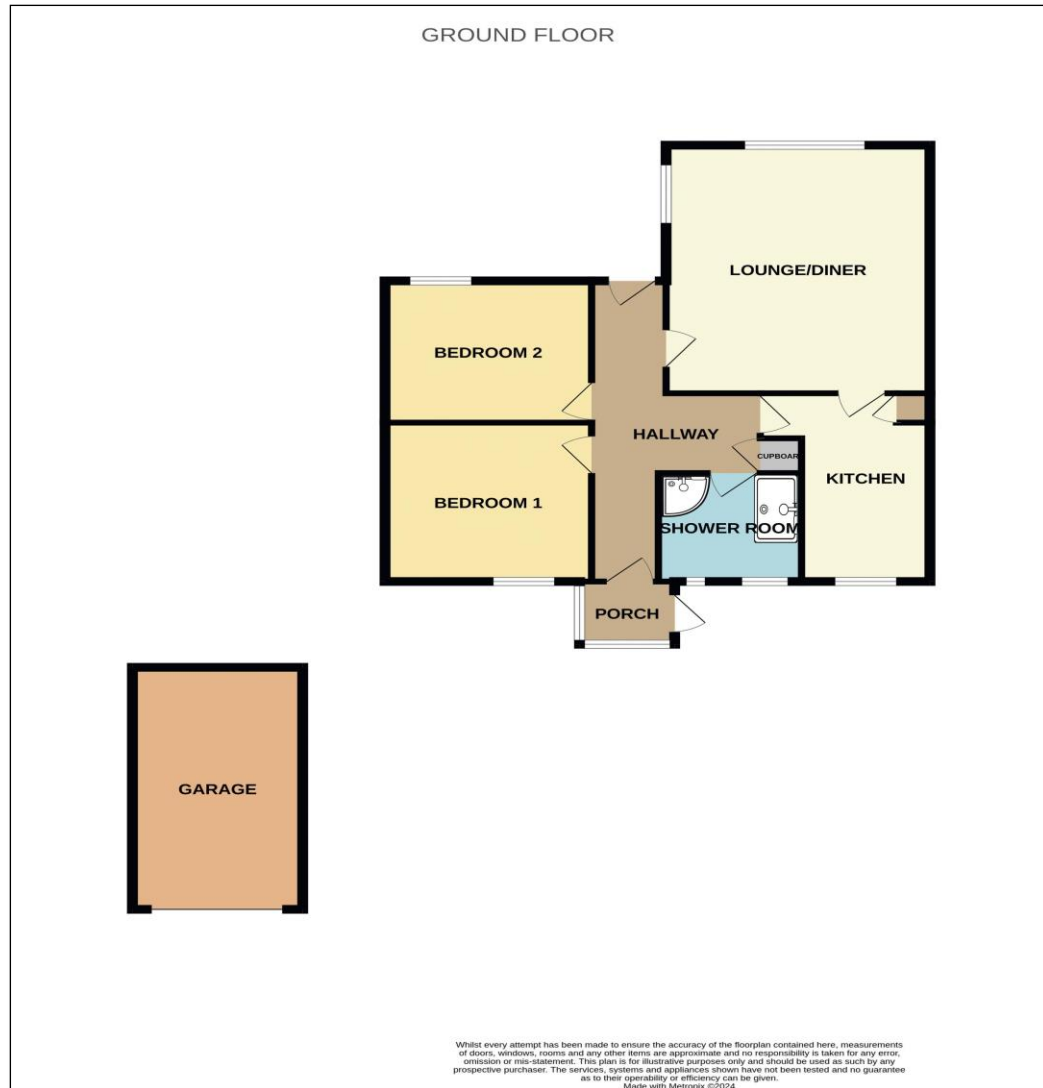
Externally, the property is situated with pleasant attractive views to the front. The front garden is mainly laid to lawn with plants and shrubs to borders. Access to the side of the property leads through to the rear garden. The rear garden features a patio adjacent to the property. The remainder is predominately laid to lawn with planted borders. A gate at the rear provides pedestrian access to the garage and driveway.

The bungalow is situated close by to local shops including a chemist and convenience store as well as amenities including community bus service and well regarded public house and primary school. The property is within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

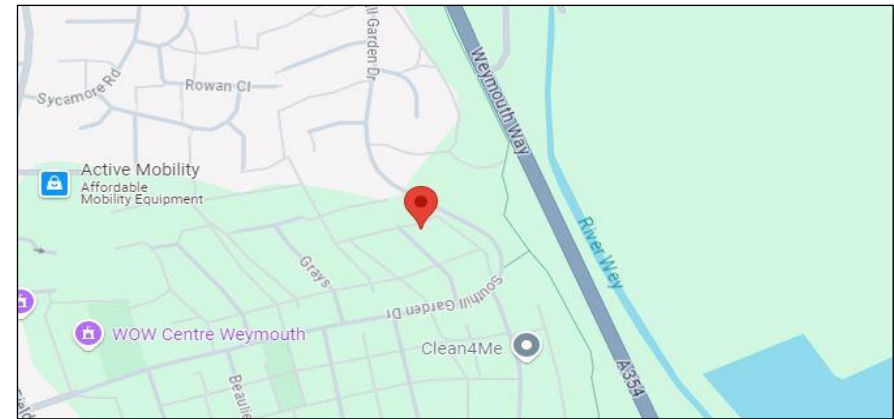
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.