



AUSTIN   
ESTATE AGENTS



## Southlands Road

Rodwell

Weymouth

Dorset

DT4 9LQ

Offers in Excess of £280,000

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### SUMMARY

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Conservatory / Utility
- Shower Cubicle in Main Bedroom
- Double Glazing & Gas Central Heating
- Low Maintenance Front & Rear Gardens
- Close to Local Shops & Local Beaches
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### Entrance Hallway

**Lounge / Diner** 18' 8" x 15' 3" > 12' 6" (5.70m x 4.65m > 3.80m)

**Kitchen** 6' 5" x 9' 8" (1.95m x 2.95m)

**Conservatory / Utility Room** 10' 6" x 7' 7" (3.20m x 2.30m)

**Bedroom One** 13' 1" max x 12' 4" max (4.00m max x 3.75m max)

**Bedroom Two** 12' 8" x 10' 0" (3.85m x 3.05m)

**Bedroom Three / Dining Room** 13' 0" x 6' 11" (3.95m x 2.10m)

**Bathroom** 6' 5" x 5' 1" (1.95m x 1.55m)

### OUTSIDE

**Front Garden**

**Rear Garden**

## THE PROPERTY

We are delighted to present to the market this spacious bungalow being offered for sale with no onward chain. This pleasantly decorated property benefits double glazing, gas central heating, a spacious lounge / diner, fitted kitchen, three bedrooms and family bathroom. Outside are low maintenance gardens to the front and rear with potential for off-road parking to the front.

The entrance door gives access to the welcoming reception hallway with doors to the lounge / diner, kitchen, three bedrooms, bathroom and storage cupboard. The lounge / diner is spacious with two double glazed windows to the front aspect giving an abundance of natural light and a feature fireplace creating a cosy focal point. There is ample space for lounge furniture and a family dining table. The kitchen is fitted with a range of matching eye level and base units, integral four ring gas hob, double oven and stainless steel extractor canopy with space for an under counter fridge. Dual aspect windows to the side and rear give natural light with a rear aspect door leading to conservatory / utility. This room offers flexible use with double glazed windows and doors giving a pleasant outlook over the rear garden as well as plumbing for a washing machine.

Bedrooms one and three are both situated to the rear of the property. The main bedroom is spacious with built-in wardrobes and also has the added advantage of a concealed shower cubicle as well as a double glazed window and door overlooking and leading directly to the rear garden. Bedroom three is currently being utilised as a dining room. Bedroom two is a double bedroom with a double glazed window to the front aspect. The bathroom features a modern suite comprising a WC, pedestal wash hand basin and panelled bath with shower attachment, heated towel rail, complementary tiling and opaque double glazed window.

Externally, the property does have potential to create off-road parking in the front garden (subject to the relevant planning permissions). The fully enclosed rear garden is low maintenance and enjoys a patio area adjacent to the property with an ornate pond. The remainder is laid to shingle with attractively planted borders.

This fantastic bungalow is situated in the highly regarded residential location of Rodwell. Its position is close to local shops and amenities, well regarded local schools and bus routes to surrounding areas. The Rodwell Trail is close to hand providing local walks access to Sandsfoot Castle, Sandsfoot Beach and Smallmouth Bay, as well as pedestrian access to Weymouth Town Centre.

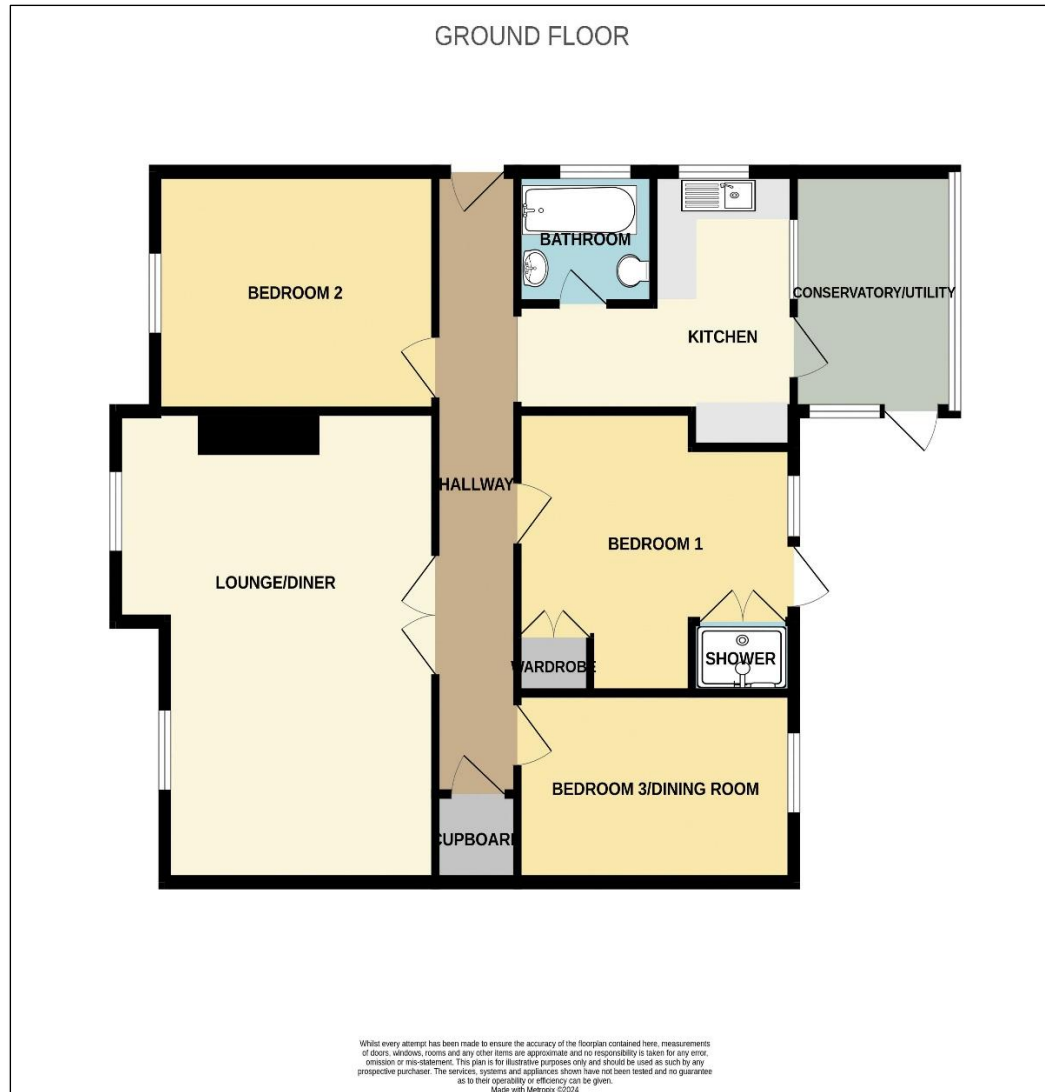
For further information, or to make an appointment to view, please contact Austin Estate Agents.



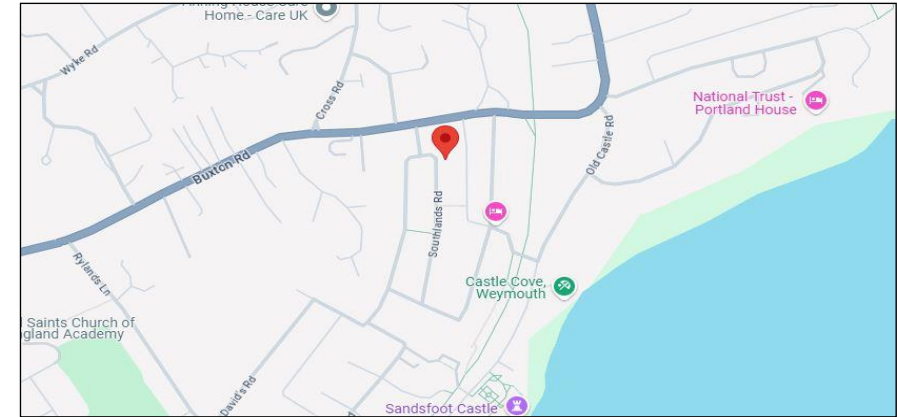




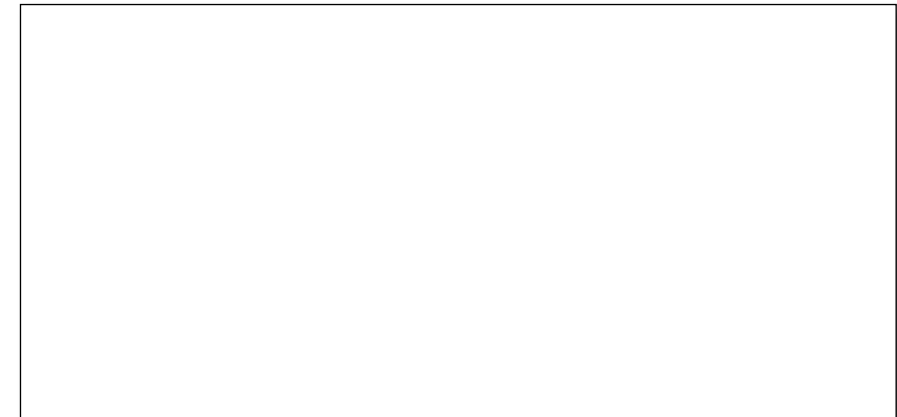
## FLOORPLAN:



## LOCATION:



## EPC:



**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.