



AUSTIN
ESTATE AGENTS

Teeling Road

Lodmoor

Weymouth

Dorset

DT3 5JT

Offers in Excess of £375,000

SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Light & Airy Lounge / Diner
- Modern Fitted Kitchen
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Driveway & Detached Garage
- Low Maintenance Front Garden
- Attractive Rear Garden
- Sought After Lodmoor Location





SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge / Diner 16' 8" x 12' 4" (5.08m x 3.75m)

Kitchen 10' 9" x 11' 0" (3.27m x 3.36m)

Bedroom One 9' 9" to wardrobes x 15' 7" (2.97m to wardrobes x 4.76m)

Bedroom Two 10' 7" x 11' 6" (3.22m x 3.50m)

Shower Room 7' 6" x 5' 4" (2.29m x 1.62m)

OUTSIDE

Front Garden

Driveway

Garage 8' 5" max x 16' 8" max (2.56m max x 5.07m max)

Rear Garden

THE PROPERTY

We are delighted to offer to the market, a well presented, detached bungalow situated in the highly popular location of Lodmoor. This light and airy property boasts a generously sized lounge / diner, modern fitted kitchen, two double bedrooms and a modern shower room. The property is gas centrally heated and double glazed throughout. Externally, to the front, there is ample off road parking leading to a detached garage with a low maintenance front garden as well as an attractive rear garden.

Upon entering the property, you are greeted by a welcoming entrance hallway where doors lead to all rooms as well as a large storage cupboard. The lounge / diner is an excellent, light and airy, room with two double glazed windows overlooking the front garden. To the rear aspect is the modern fitted kitchen comprising a range of eye and base level storage cupboards with space for further domestic appliances as well as a pantry cupboard providing further storage. This is a bright room from dual aspect, double glazed, windows to the side and rear with a door providing access to the rear garden.

The bungalow enjoys two double bedrooms. Bedroom one, situated to the front, boasts double fitted wardrobes and a large double glazed window overlooking the front garden. Bedroom two enjoys views over the rear garden. Completing the internal accommodation is the shower room, comprising a modern suite with independent shower cubicle, pedestal wash hand basin, WC and heated chrome towel rail with tiling to the floor and walls.

Externally, to the front of the property is a sizeable driveway, which leads to the bungalow's detached garage. The remainder of the front garden is laid to shingle. The rear garden is predominately laid to lawn with a hardstanding area adjacent to the property. Beyond the garage is a decked area providing a further seating area, with a selection of shrubs and plants to its borders

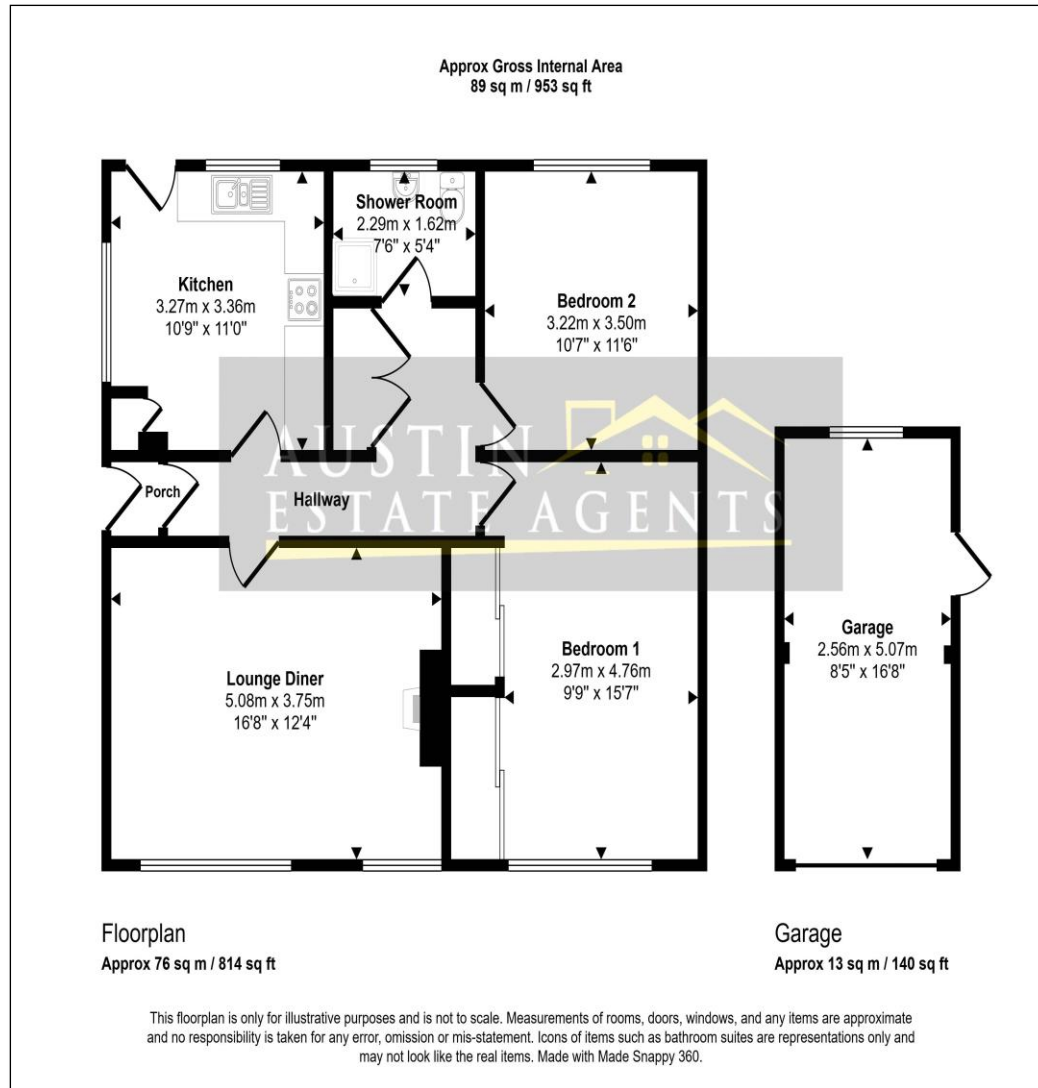
The property is situated in the Lodmoor area. It is located within a short distance to the local doctors' surgery, shops and amenities, post office, supermarkets and Weymouth Gateway retail park. Bus routes to the town and surrounding areas are only a short walk away and is within a short drive of the Weymouth Relief Road.

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

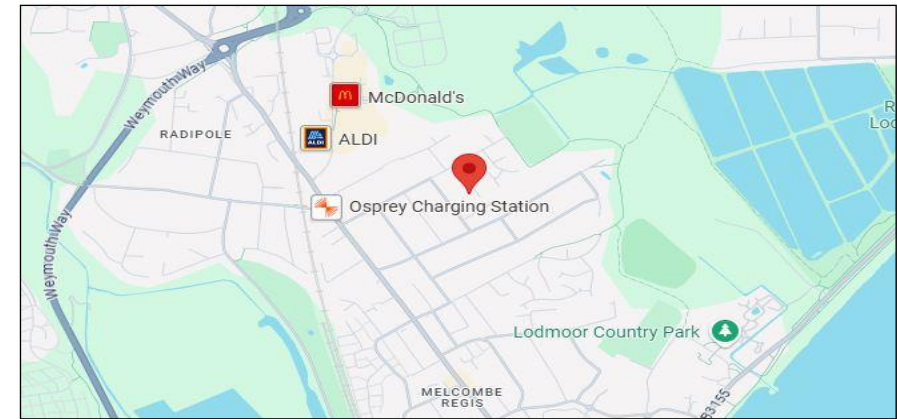




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D 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 MISDESCRIPTONS 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.