



DERBYFIELD

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AUSTIN
ESTATE AGENTS

Derby Street

Weymouth

Dorset

DT4 7HX

Offers Over £245,000

SUMMARY

- Spacious Mid-Terraced Family Home
- Extensively Refurbished by the Current Owners
- Three Bedrooms
- Spacious Lounge & Dining Areas
- Modern Fitted Kitchen
- Contemporary Ground Floor Bathroom & First Floor Shower Room
- Double Glazing & Gas Central Heating
- Rear Courtyard Garden
- Close to Weymouth Seafront & Town Centre
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 13' 9" x 11' 9" (4.18m x 3.58m)

Dining Room 10' 11" x 10' 8" (3.34m x 3.26m)

Kitchen 8' 7" max x 15' 3" max (2.62m max x 4.64m max)

Bathroom 7' 9" max x 6' 0" max (2.35m max x 1.82m max)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 11' 9" plus recess x 11' 11" plus bay (3.58m plus recess x 3.63m plus bay)

Dressing Area 4' 8" x 8' 4" (1.43m x 2.53m)

Bedroom Two 11' 1" x 10' 8" (3.38m x 3.25m)

Bedroom Three 8' 5" x 9' 5" (2.57m x 2.87m)

Shower Room 5' 7" max x 8' 1" max (1.69m max x 2.46m max)

OUTSIDE

Rear Courtyard

THE PROPERTY

Situated within close proximity of Weymouth's Seafront and Town Centre, is this deceptively spacious three bedroom character terraced home, which has been extensively refurbished throughout by the current owners and comes to the market with no onward chain.

The ground floor accommodation comprises a lounge area with feature fireplace. Double doors flow into the dining room, which can be left open to create a tremendous amount of open plan living accommodation. The kitchen is fitted with a modern range of eye level and base units with integral gas hob, eye level double oven and stylish extractor canopy with space and plumbing for additional domestic appliances. A side door leads to the low maintenance rear courtyard area. At the end of the kitchen is another large storage cupboard. A door then flows through to a ground floor bathroom hosting a panelled bath with mains shower over. Completing the accommodation on the ground floor is the WC with vanity wash hand basin and low level WC.

The first floor accommodation includes three double bedrooms, all of which offer generous proportions. The master bedroom boasts a delightful bay window allowing for plenty of natural light and an additional room, which is currently utilised as a dressing area. There is a contemporary shower room which includes an independent shower cubicle with fitted vanity wash hand basin and low level WC.

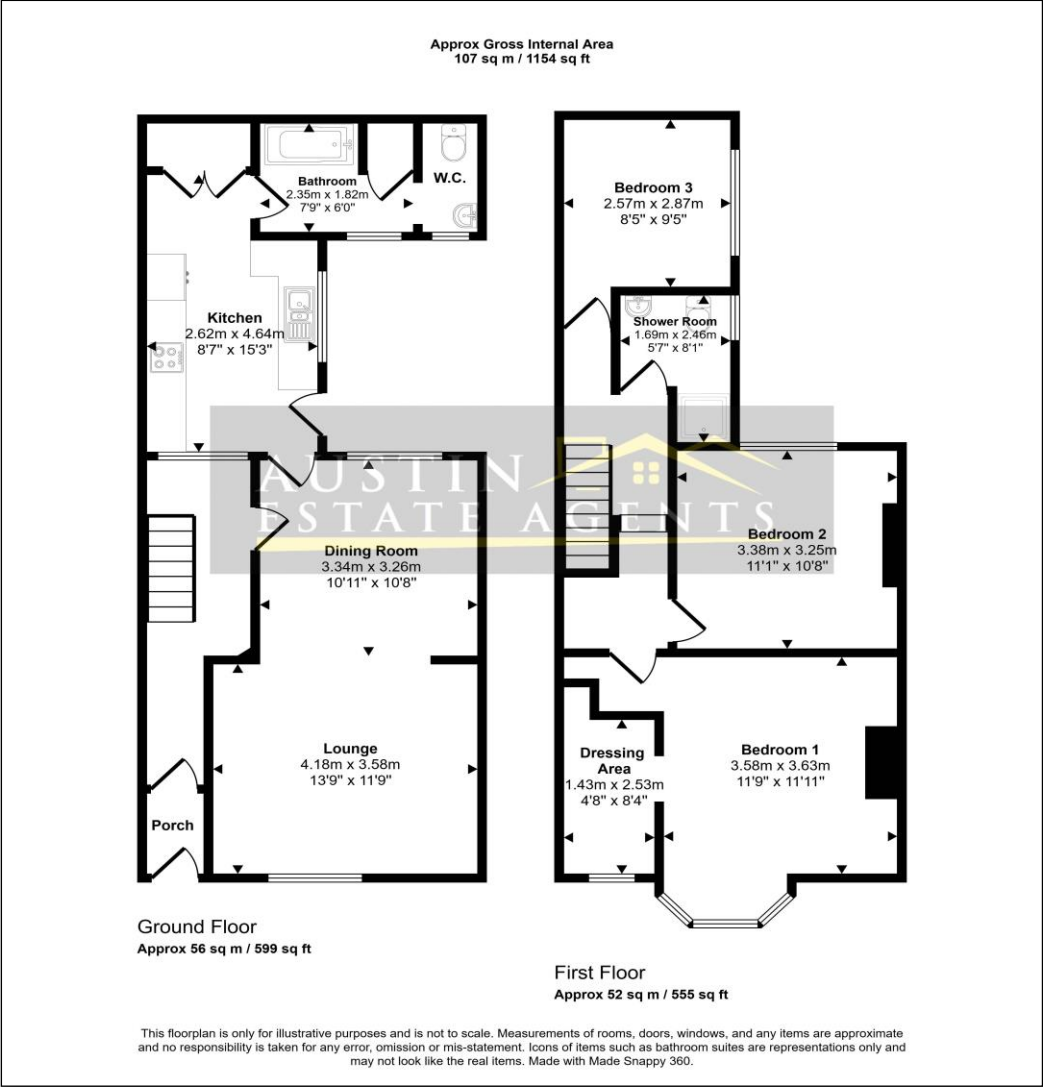
This beautifully presented property is situated within Derby Street, one road back from Weymouth's illustrious Esplanade. Weymouth Town Centre offers a wide range of bars, restaurants, cafés and retail facilities. Weymouth Harbour is also within close proximity. Weymouth Railway station offers access to both London Waterloo and Bristol Temple meads respectively.

Austin Estate Agents highly recommend internal viewing to fully appreciate all the internal accommodation this family sized home has to offer.

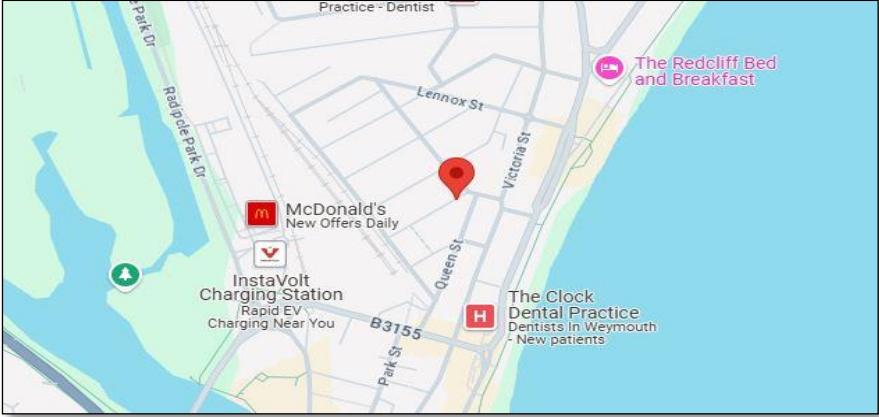




FLOORPLAN:



LOCATION:



EPC:

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