



AUSTIN
ESTATE AGENTS

Grays

Southill

Weymouth

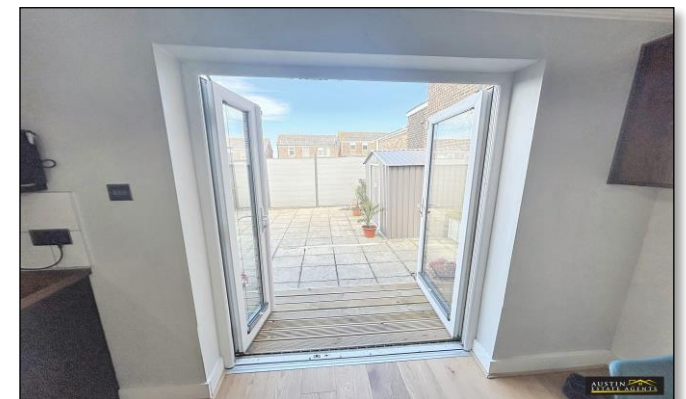
Dorset

DT4 9SW

Offers in excess of £340,000

SUMMARY

- Detached Family Home
- Three Bedrooms
- Immaculately Presented Throughout
- Light & Airy Lounge
- Contemporary Kitchen Diner & Separate Utility Room
- Modern Bathroom, En-Suite Shower Room & Ground Floor WC
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 16' 4" max x 9' 2" max (4.98m max x 2.80m max)

Dining Area 9' 1" x 9' 10" (2.78m x 3.00m)

Kitchen 9' 11" max x 10' 8" max (3.02m max x 3.26m max)

Utility Room 7' 7" x 4' 9" (2.30m x 1.44m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 10' 5" plus recess x 9' 1" (3.17m plus recess x 2.78m)

En-Suite Shower Room

Bedroom Two 11' 5" x 9' 11" (3.48m x 3.03m)

Bedroom Three 7' 6" x 6' 11" (2.29m x 2.12m)

Bathroom 7' 9" max x 5' 3" max (2.35m max x 1.60m max)

OUTSIDE

Front Garden

Driveway

Garage 8' 10" x 15' 4" (2.70m x 4.67m)

Rear Garden

THE PROPERTY

We are delighted to present the market, with no onward chain, this detached family home that has been maintained throughout by the current owners to a superb standard. The property enjoys three bedrooms, a contemporary fitted kitchen / diner, light and airy lounge, separate utility room, ground floor cloakroom, modern family bathroom and en-suite shower room with double glazing and gas central heating. Outside the property has front and rear gardens as well as a garage and off road parking. As such, we strongly recommend viewing to appreciate all of this property's features and benefits.

An entrance door gives access into an inviting reception hallway with stairs ascending to the first floor and doors leading to the lounge and ground floor cloakroom with WC and vanity wash hand basin. The lounge is a well proportioned room, which is tastefully decorated with a large window to the front aspect offering a pleasant outlook of the garden. A door to the rear naturally flows into an impressive fitted kitchen / diner with a comprehensive range of contemporary eye level and base units, integral five ring gas hob, extractor canopy and eye level double oven with space for additional kitchen appliances including a large fridge freezer. The dining area has ample space for a family sized dining table as well as a breakfast bar for more informal dining with French doors overlooking and leading to the rear garden. Completing the accommodation on the ground floor is the utility area / rear porch with additional storage cupboards, space and plumbing for a washing machine and tumble dryer as well as a door to the rear garden.

On the first floor the spacious landing area hosts doors to the three good size bedrooms, all with double glazed windows providing excellent natural light and in excellent decorative condition. The main bedroom has the added advantage of an en-suite shower room with walk in shower cubicle, fitted vanity wash hand basin and WC. The family bathroom is contemporary in design and fitted with a modern suite comprising a low level WC, wall mounted vanity wash hand basin, independent shower cubicle and panelled bath with contemporary tiling to the walls.

Externally, the property enjoys an enclosed front garden, which enjoys a favourable south westerly aspect. It is predominately laid to lawn and a raised decking area, ideal for alfresco entertaining. The low maintenance rear garden is laid to patio. A personal door gives access to the attached garage with up and over door and a rear gate leads to a driveway for off road parking for multiple vehicles and additional access to the garage with an up



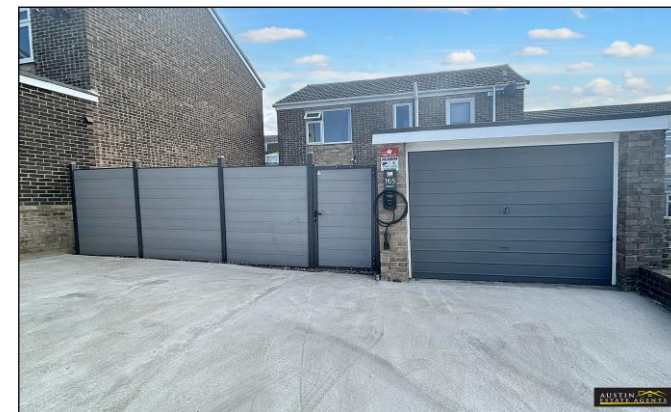
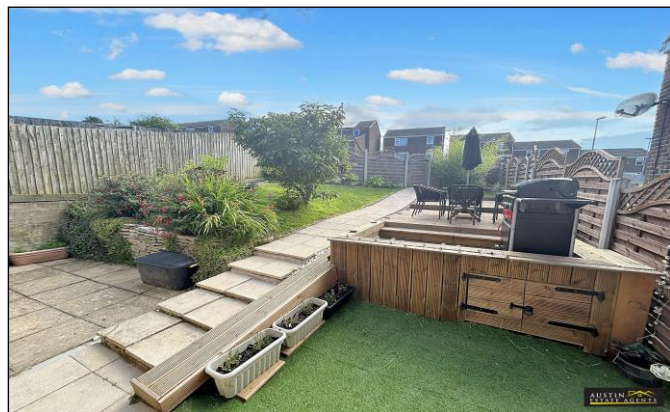


The Property Cont'd / . . .

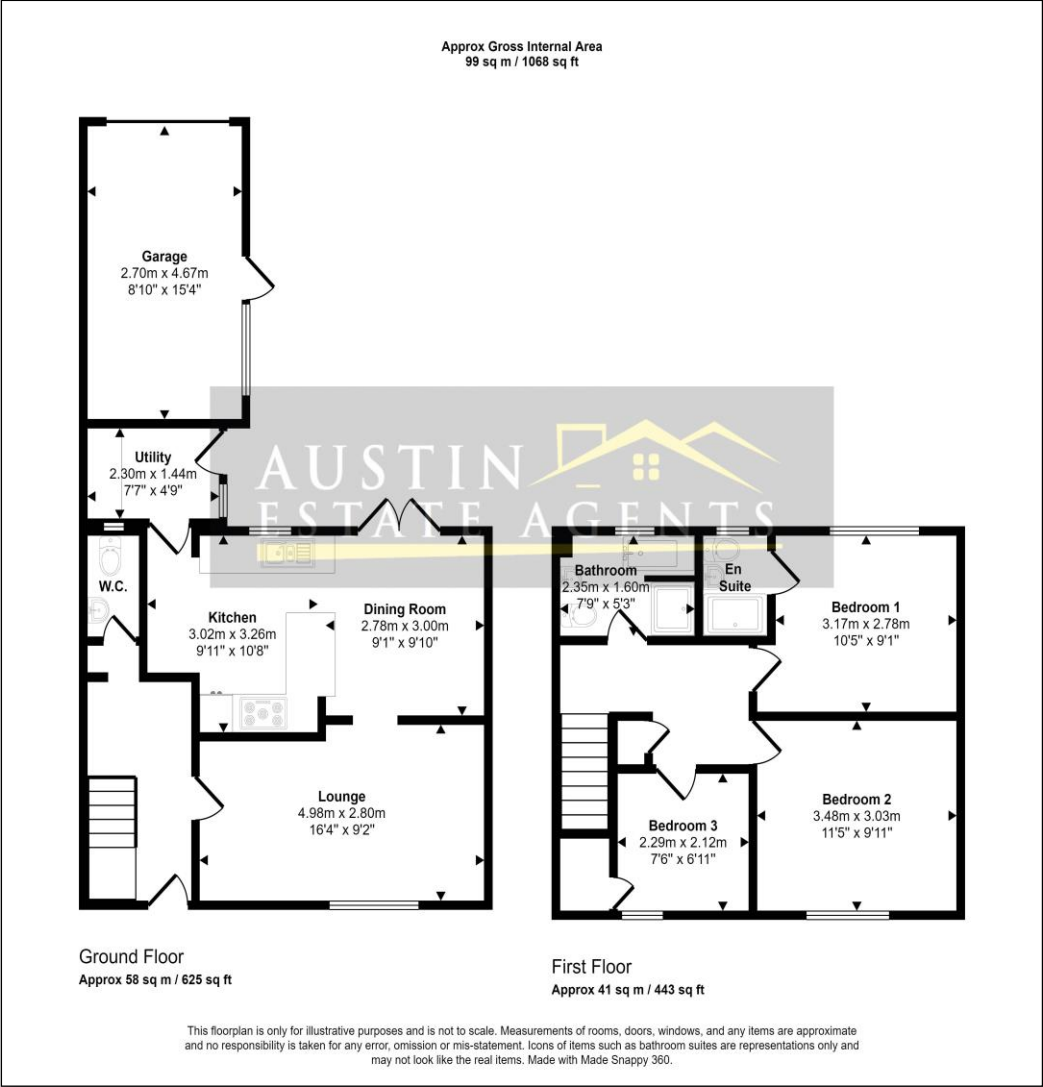
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This fabulous family home is situated close by to local shops including a chemist and convenience store as well as amenities including a well-regarded primary school and public house. The property is within walking distance of Radipole Nature Reserve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

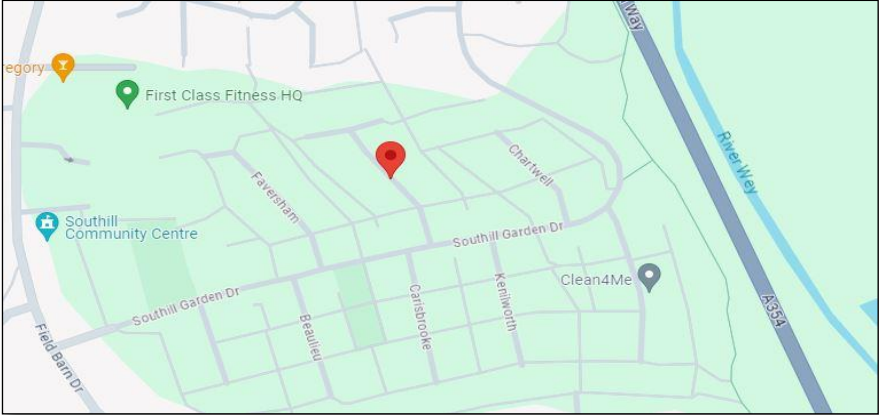
For further information, or to make an appointment to view with wonderful family home, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.