



AUSTIN
ESTATE AGENTS

Walpole Street

Weymouth

Dorset

DT4 7HH

Offers in Excess of £280,000

SUMMARY

- Substantial Period Terraced Home
- Four Double Bedrooms
- Spacious Lounge & Dining Room
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Double Glazing
- Gas Central Heating
- Larger than Average Rear Garden
- Close to Weymouth Seafront
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 1" x 12' 5" (3.68m x 3.78m)

Dining Room 11' 7" x 11' 11" (3.54m x 3.64m)

Kitchen 9' 7" x 8' 2" (2.92m x 2.48m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 6" x 15' 6" (3.82m x 4.73m)

Bedroom Two 12' 1" x 9' 9" (3.68m x 2.97m)

Bathroom 6' 3" x 8' 2" (1.90m x 2.48m)

SECOND FLOOR

Second Floor Landing

Bedroom Three 11' 10" x 9' 9" (3.60m x 2.96m)

Bedroom Four 12' 7" x 15' 5" (3.84m x 4.71m)

OUTSIDE

Front Garden

Rear Garden



THE PROPERTY

We are delighted to offer for sale this three storey terraced property located moments away from Weymouth seafront and esplanade. This period property comes to the market with no onward chain and further offers spacious accommodation including two reception rooms, modern fitted kitchen, four double bedrooms and family bathroom with double glazing and gas central heating throughout. Outside the property benefits from a larger than average rear garden.

The entrance door gives access to the inviting reception hallway with stairs ascending to the first floor with doors to the lounge and dining room. The lounge is situated to the front of the property with a large double glazed window providing excellent natural light and archway natural leads through to a spacious dining room. A fully glazed door at the rear overlooks and leads to the rear garden, whilst an additional door flows through to the kitchen. The kitchen is fitted with a contemporary range of matching eye level and base units, with colour contrasting worktop surfaces, integral four ring gas hob, double electric oven and stainless steel extractor canopy, complemented with modern metro tiling to the walls. A double glazed window to rear enjoys a pleasant outlook over the rear garden.

The first floor landing is spacious, hosting doors to two storage cupboards, two double bedrooms and family bathroom. Bedroom one spans the width of the property with two double glazed windows to the front. Bedroom two overlooks the rear garden. The family bathroom is fitted with a modern suite, comprising a 'p' shaped panelled bath with shower over, pedestal wash hand basin and WC with complementary tiling to the walls. On the second floor, the landing area leads to two further double bedrooms. The front bedroom, again spans the width of the property with two double glazed windows to the front with a further rear facing bedrooms overlooking the surrounding area.

Outside, the property offers a small enclosed garden to the front, ideal for storing bins. The rear garden is low maintenance with a patio area adjacent to the front. The remainder of the garden is laid to artificial grass.

The property is situated within a short distance of Weymouth town centre which offers a wide range of retail outlets and restaurants. Weymouth's famous seafront is just a stone's throw away. The main railway station is also situated within close proximity to the property and has two main lines of service to London Waterloo and Bristol temple Meads.

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

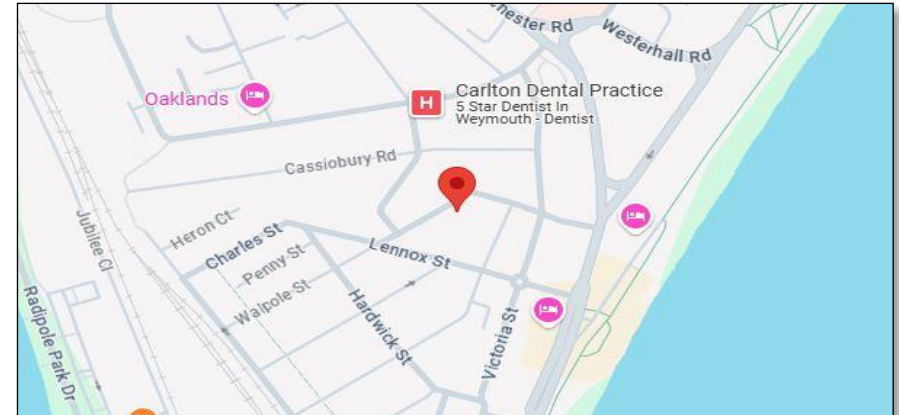




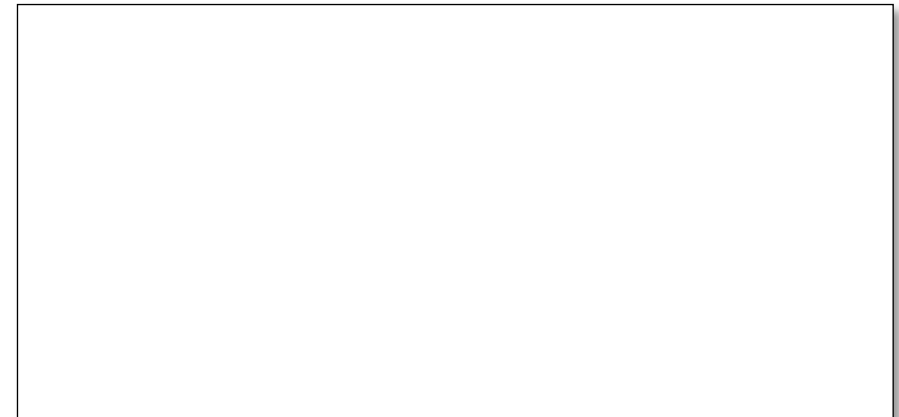
FLOORPLAN:



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.