



Cobham Drive

Weymouth

Dorset

DT4 0SX

Offers in Excess of £280,000

SUMMARY

- Terraced Family Home
- Well Presented Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Spacious Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Off Road Parking via Double Opening Gates





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 14' 4" x 9' 9" (4.37m x 2.98m)

Dining Room 8' 10" x 7' 3" (2.69m x 2.21m)

Kitchen 14' 9" x 8' 2" (4.50m x 2.48m)

Storage Room 3' 8" x 10' 0" (1.13m x 3.04m)

FIRST FLOOR

First Floor Landing

Bedroom One 8' 8" x 12' 8" (2.65m x 3.86m)

Bedroom Two 11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom Three 11' 11" x 6' 7" (3.63m x 2.00m)

Bathroom 13' 1" x 5' 5" (4.00m x 1.65m)

OUTSIDE

Front Garden

Rear Garden

THE PROPERTY

We are delighted to offer to the market, this light and airy mid terrace family home. Boasting tastefully decorated accommodation, comprising three bedrooms, lounge, dining room, modern fitted kitchen, three bedrooms and family bathroom, as well as benefitting from gas central heating and double glazing throughout. Externally, to the front there is a small lawned garden and an attractive low maintenance rear garden. Double opening gates in the rear garden provide off road parking via a dropped kerb at the rear. Situated in a highly popular residential location offering easy access to local amenities, schools and a regular well serviced bus route.

Upon entering the property you are greeted by a welcoming entrance hallway with a staircase ascending to the first floor and doors to the lounge and understairs storage cupboard. To the front of the property is the generously sized lounge with a large double glazed window allowing excellent natural light. From the lounge access can be gained to the dining room with patio doors overlooking and leading to the rear garden. A doorway leads to the kitchen, which is fitted with a modern range of eye and base level storage cupboards with space for domestic appliances. Completing the ground floor accommodation, off the kitchen, is a storage room, which can also be accessed via the front of the property.

On the first floor, the landing area hosts doors to the three bedrooms and family bathroom. Bedrooms one and three front aspect rooms with built in storage cupboards. Bedroom two is found at the rear with a double glazed window offering attractive views over the surrounding area. The spacious family bathroom comprises a panelled bath with mains shower over, wash hand basin and WC with two double glazed opaque windows giving natural light.

Externally, to the front of the property, there is a path leading to the front door with the remainder laid to lawn. A patio area adjacent to the property provides an additional outside seating area. The rear garden is a low maintenance sunny space, offering a combination of artificial grass and patio areas, providing seating areas in which to enjoy the garden throughout the day. A brick built storage cupboard provides valuable space for storing garden tools. At the end of the garden are double opening gates, which could provide off road parking for one vehicle, which is accessed via a dropped kerb.

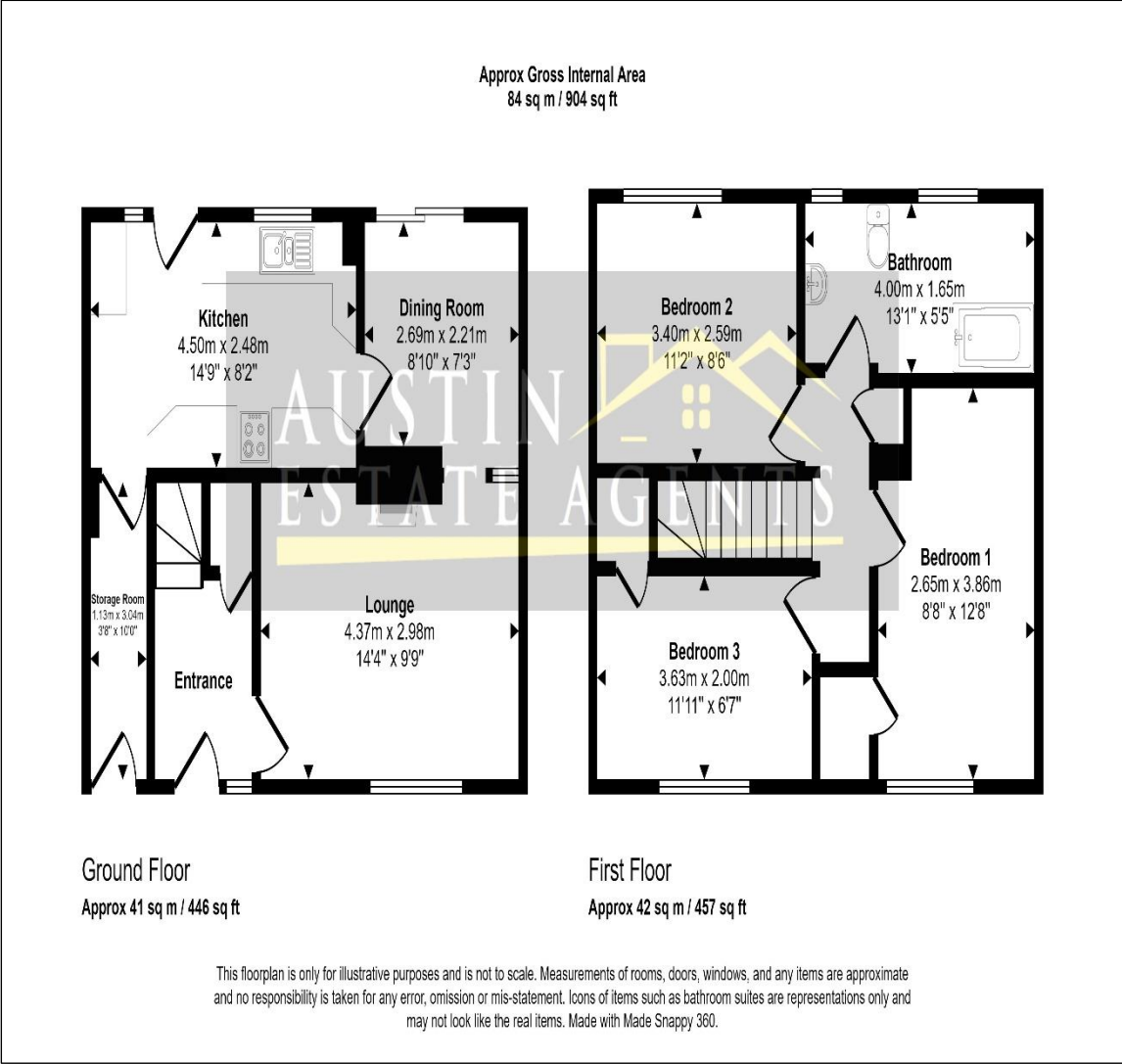
The property is in a quiet residential location with a variety of shops, public houses and other amenities all within close proximity. There are multiple primary schools and a well-regarded secondary school all within the local area.

For more information or to book an appointment to view this fantastic property, please contact Austin Estate Agents.

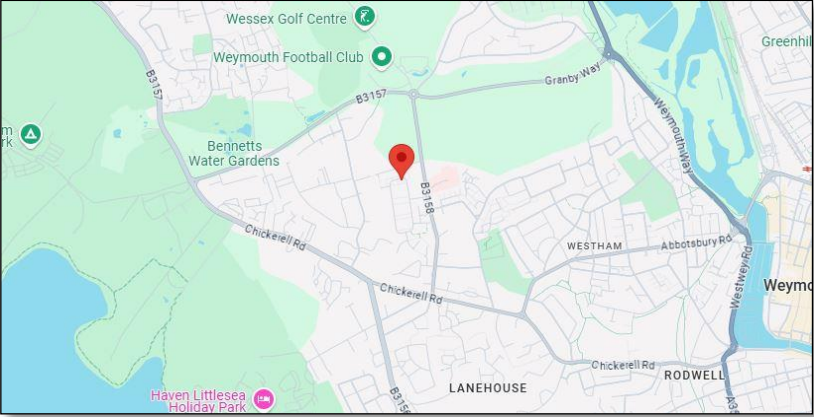




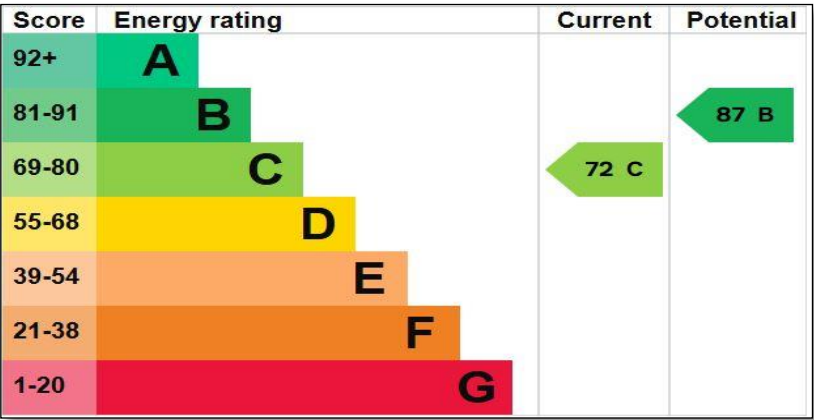
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B **TENURE: Freehold**

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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.