



AUSTIN 
ESTATE AGENTS

Sundew Close

Lodmoor

Weymouth

Dorset

DT4 7UD

Offers in Excess of £240,000

SUMMARY

- Mid Terraced Home
- Two Bedrooms
- Freshly Decorated Throughout
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Gas Central Heating & Some Double Glazing
- Modern Bathroom
- Front & Rear Gardens
- Allocated Parking
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 12' 10" max x 14' 11" max (3.90m max x 4.54m max)

Kitchen / Diner 12' 9" x 8' 4" (3.89m x 2.55m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 7" to wardrobe x 11' 7" (2.92m to wardrobe x 3.53m)

Bedroom Two 6' 6" x 11' 11" (1.98m x 3.62m)

Bathroom 5' 10" x 8' 4" (1.77m x 2.54m)

OUTSIDE

Front Garden

Rear Garden

Allocated Parking



THE PROPERTY

We are delighted to present this beautifully presented two-bedroom mid-terrace home, situated in a highly sought-after residential area close to Lodmoor Country Park and the scenic Greenhill beaches. Freshly decorated throughout with new carpets, the property is offered in excellent condition and is ready to move into, therefore early viewing is highly recommended.

On the ground floor, the entrance door opens into a spacious and bright lounge featuring a glazed window to the front, newly fitted carpet, and a wooden staircase ascending to the first floor. A door leads through to the kitchen/diner. The kitchen/diner is tastefully appointed with a range of modern matching wall and base units, coordinating worktops, stainless steel inset sink, and space/plumbing for a washing machine and fridge freezer. Attractive vinyl flooring complements the room, while a glazed window and double glazed sliding patio doors allow plenty of natural light and provide access to the rear garden. There is ample room for a family dining table.

The first floor landing offers loft access and a storage cupboard housing the Glow-worm central heating boiler and also hosts doors to all first floor rooms. Bedroom one is a generous double bedroom to the front aspect with a glazed window and built-in wardrobe. Bedroom two is another good-sized room overlooking the rear garden, with a glazed window. The bathroom features a modern white suite comprising a low-level WC, vanity wash hand basin and panelled bath with wall-mounted shower, complementary tiling and obscured glazed rear window.

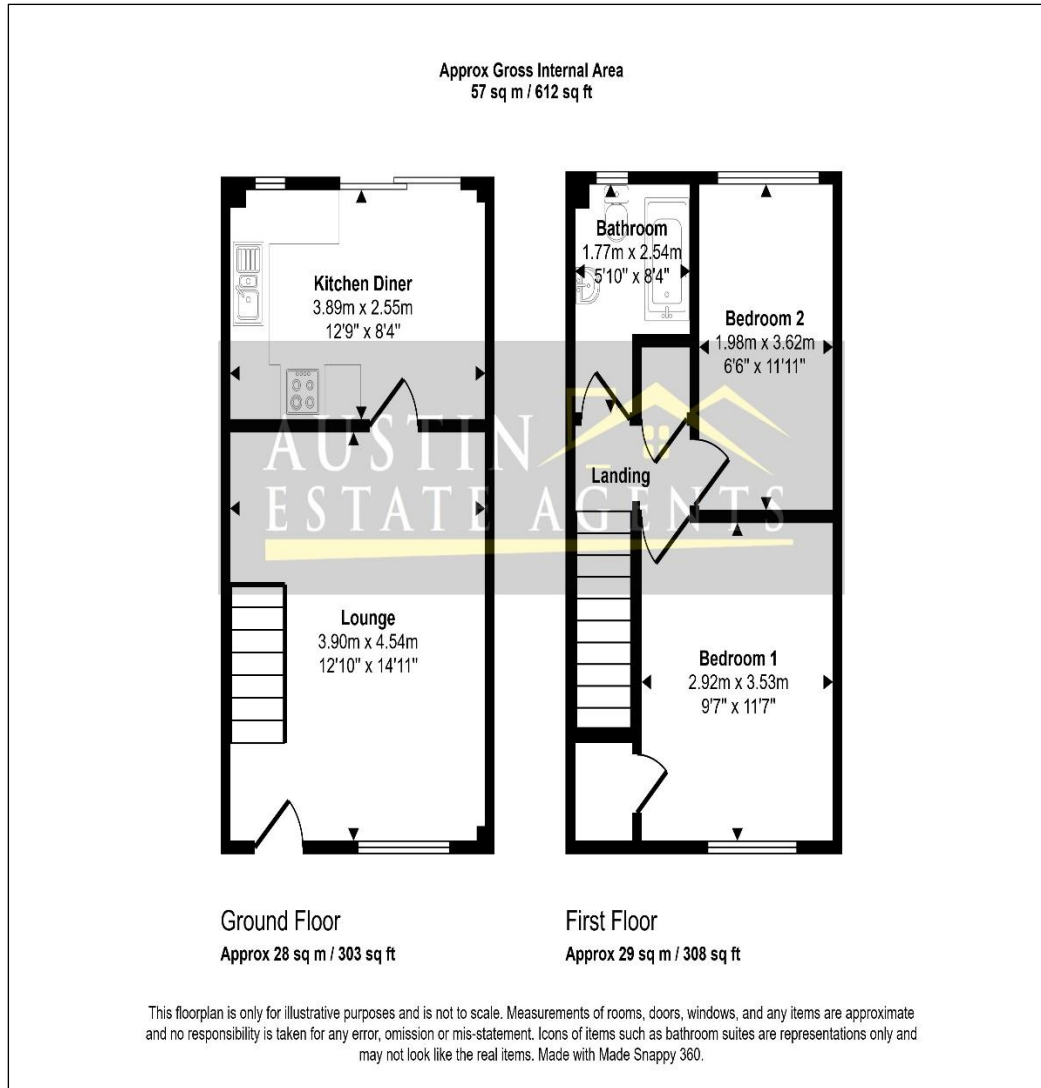
Externally, the home is located in a quiet cul-de-sac. The front garden is mainly laid to lawn, and a private allocated parking space is included. The rear garden is well-maintained with a patio area, lawn, and established shrub borders, ideal for outdoor relaxation.

The property is ideally situated moments from the picturesque Lodmoor Country Park, with its nature trails and family attractions. Greenhill promenade and beaches are also within easy reach, offering a perfect blend of convenience and coastal living. Local shops and amenities, including bus routes to surrounding areas and a doctors' surgery are all within easy walking distance.

For further information, or to make an appointment to view this fabulous home, please contact the team at Austin Estate Agents.



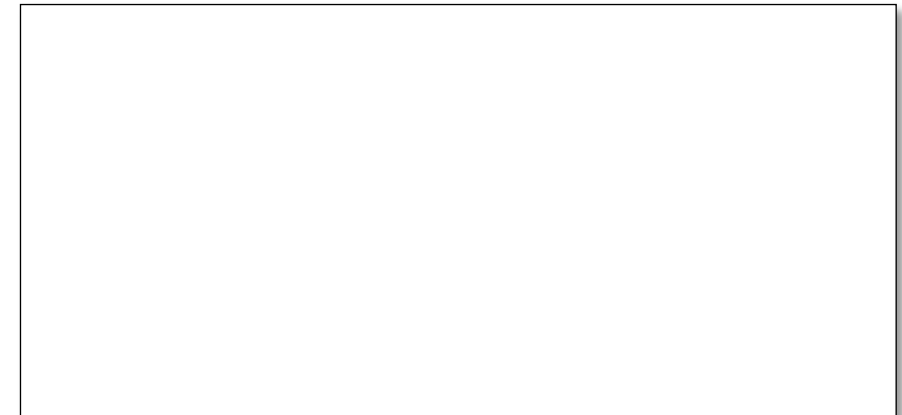
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B

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.