



AUSTIN
ESTATE AGENTS

Ranelagh Road

Weymouth

Dorset

DT4 7JE

£290,000

SUMMARY

- Beautifully Maintained Terraced Property
- Three Bedrooms & Loft Room
- Contemporary Kitchen
- Ground Floor Utility Room with WC
- Lounge & Dining Room with Woodburning Stove
- Spacious Stunning Bathroom
- Gas Central Heating & Double Glazing
- Low Maintenance Rear Courtyard Garden
- Close to Weymouth Town Centre & Award Winning Beaches
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 11' 10" max x 13' 10" (3.61m max x 4.21m)

Dining Room 10' 1" max x 14' 9" max (3.08m max x 4.50m max)

Kitchen 9' 2" max x 17' 0" max (2.80m max x 5.18m max)

Lobby

WC / Utility 6' 8" x 6' 11" (2.02m x 2.10m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 10" max x 16' 10" max into bay (3.31m max x 5.12m max into bay)

Bedroom Two 11' 10" max x 12' 8" (3.61m max x 3.85m)

Bedroom Three 6' 2" x 10' 3" (1.88m x 3.12m)

Bathroom 8' 11" max x 11' 1" (2.71m max x 3.39m)

SECOND FLOOR

Loft Room 15' 7" max x 12' 4" max (4.75m max x 3.75m max)

OUTSIDE

Rear Courtyard Garden

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this deceptively spacious, beautifully presented, period family home, decorated throughout to an excellent standard and boasting many character features alongside the modern comforts of gas central heating and double glazing. The accommodation includes two reception rooms, a contemporary fitted kitchen, three well proportioned bedrooms, a fully usable loft space, a stunning bathroom on the first floor and a WC / utility on the ground floor. To the rear is a pretty courtyard garden. We strongly recommend viewing this property to appreciate its' considerable appeal.

An entrance door opens into a reception lobby with double glazed door leading into a welcoming reception hallway, enjoying an abundance of natural light. An attractive staircase ascends to the first floor, with storage cupboard underneath. The lounge is beautifully presented with a charming, cast iron, log burning stove and two double glazed windows to the front, flooding the room with natural light. An archway naturally flows into a large dining room with ample room for a large family dining table and an ornamental fireplace adding character. Double-glazed French doors overlook and lead to the rear courtyard garden.

The kitchen is immaculately presented and fitted with a contemporary range of matching eye and base level units, further enhanced by an integral five ring gas hob, eye level double electric oven, extractor hood and dishwasher with a double-glazed window to the side. A doorway leads to an inner lobby, providing access to the rear garden, with an additional door leading to a ground floor cloakroom and utility with contemporary storage cabinets, vanity wash hand basin and low-level WC, as well as plumbing for a washing machine.

The spacious first floor landing is tastefully decorated with double opening doors from the landing providing access to a staircase which ascends into a loft room. Bedroom one is situated to the front of the property with a large double glazed bay window, brightening the room. Bedroom two is equally a good size with double glazed window to the rear, overlooking the rear garden. Bedroom three is situated to the front and is also a generous size. The family bathroom is, quite simply, stunning; comprising a large double walk-in shower cubicle, freestanding rolltop bath, low-level WC, dual-wash hand basin, inset vanity unit and contemporary tiling.





The Property Cont'd/ . . .

On the second floor, the insulated and decorated loft room offers two double glazed velux windows and is boarded, boasting versatile accommodation.

Externally, the large courtyard garden offers a low maintenance area, laid to patio and shingle with pleasantly planted borders. A gate provides access to the rear.

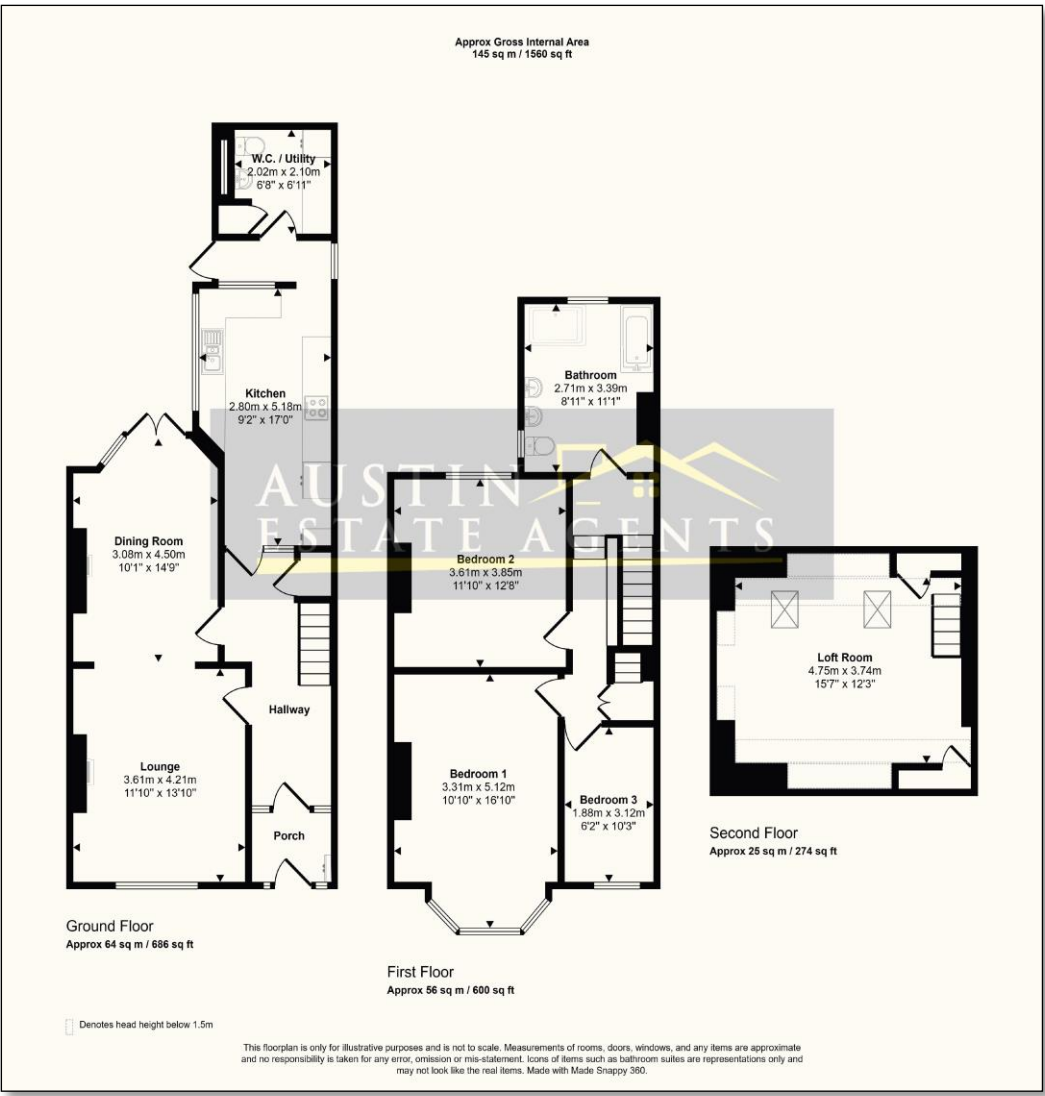
This beautiful property is a short distance from Weymouth Beach and Promenade and the town centre, with a large variety of shops and eateries, is within walking distance. Furthermore, Weymouth's mainline train station is also within close proximity.

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

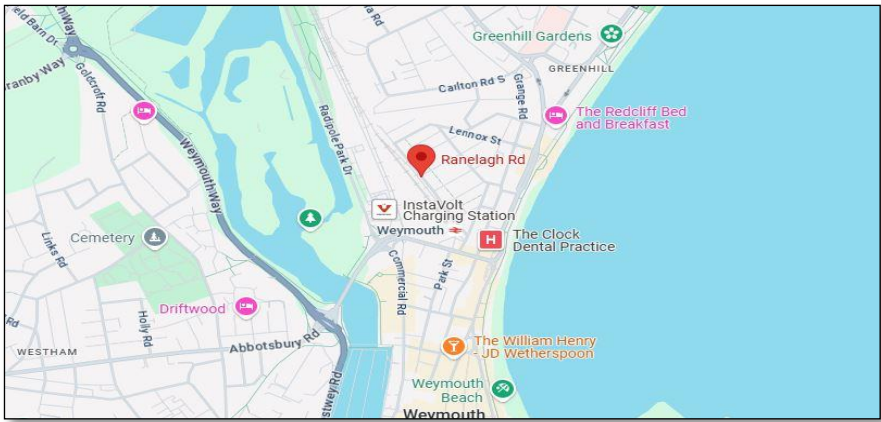




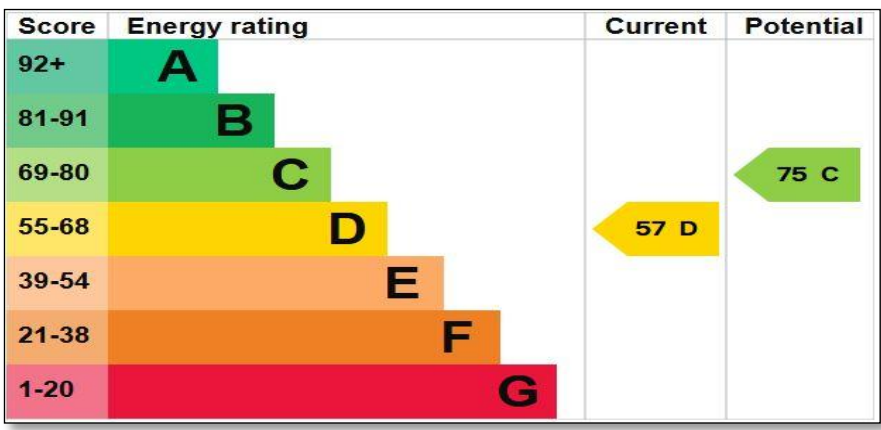
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C **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.