



AUSTIN  
ESTATE AGENTS



## Faversham

Southill

Weymouth

Dorset

DT4 9SL

Offers in Excess of £280,000

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### SUMMARY

- Detached Family Home
- Three Well Proportioned Bedrooms
- Substantial Lounge / Diner
- Fitted Kitchen & Separate Utility Area
- Family Bathroom & Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Enclosed Gardens to the Front & Rear
- Independent Driveway
- Internal Garage
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch** 6' 6" x 3' 3" (1.98m x 0.99m)

**Entrance Hallway** 20' 5" x 5' 11" (6.22m x 1.80m)

**Lounge** 19' 10" max x 17' 3" max (6.04m max x 5.25m max)

**Kitchen** 7' 0" x 9' 11" (2.13m x 3.02m)

**Utility Hall** 6' 1" x 6' 4" (1.85m x 1.93m)

**Ground Floor Cloakroom**

### FIRST FLOOR

**Bedroom One** 15' 1" x 9' 4" max (4.59m x 2.84m max)

**Bedroom Two** 12' 0" x 10' 0" (3.65m x 3.05m)

**Bedroom Three** 7' 1" x 8' 1" (2.16m x 2.46m)

**Bathroom** 8' 3" x 5' 5" (2.51m x 1.65m)

### OUTSIDE

**Garage** 9' 0" x 16' 4" (2.74m x 4.97m)

**Driveway**

**Front and Rear Gardens**



## THE PROPERTY

We are pleased to offer for sale this detached three bedroom property located in the ever popular residential location of Southill. The property offers good size accommodation throughout, including a lounge / diner, modern fitted kitchen, utility room, ground floor WC, three bedrooms and a family bathroom. Outside the property benefits from enclosed gardens to the front and rear, an independent driveway and integral garage.

Entry is gained into the property from the UPVC entrance porch into the light and airy reception hallway with stairs ascending to the first floor and doors to all ground floor rooms including the ground floor cloakroom with WC and wash hand basin. The impressive lounge/diner runs the whole length of the property with plenty of natural light provided by the double-glazed windows and patio doors which overlook and lead to the well kept rear garden. The kitchen is fitted with a range of white wall and base units with integral four ring gas hob and gas oven with space for additional domestic appliances. Completing the accommodation on this floor is a utility area to the rear of the property with plumbing for a washing machine and additional access to the rear garden.

The first floor offers three good size bedrooms, all enjoying pleasant views of the surrounding areas. The family bathroom features a white suite comprising a low-level WC, pedestal wash hand basin and a panelled bath with shower mixer tap and complementary tiling to the walls.

The property offers a low maintenance front garden featuring a large patio area. The rear garden offers an additional patio area with the remainder being laid to lawn. Additionally, there is the hard standing for a storage shed. A door leads to the garage which has power, light and an electric up and over door. This leads on to the independent driveway which provides off road parking.

The property is situated in Southill, a popular and peaceful residential location. A variety of local shops and amenities, including the well regarded local primary school are all in close proximity. The Radipole Nature Reserve is only a short distance away.

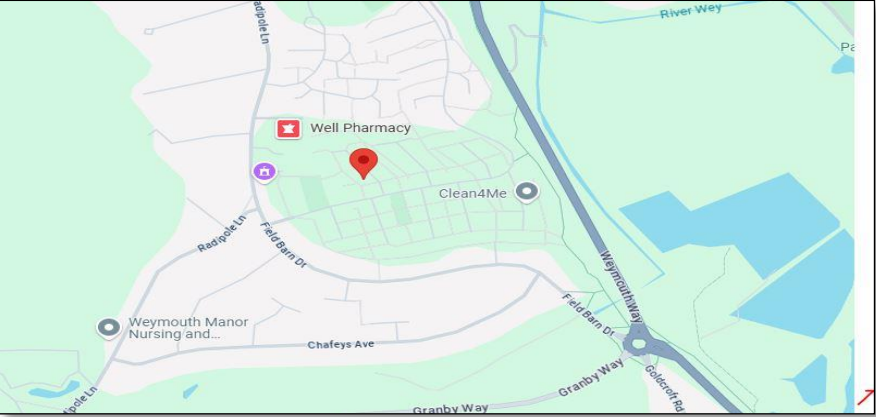
For more information or to book an appointment to view, please contact Austin Estate Agents.



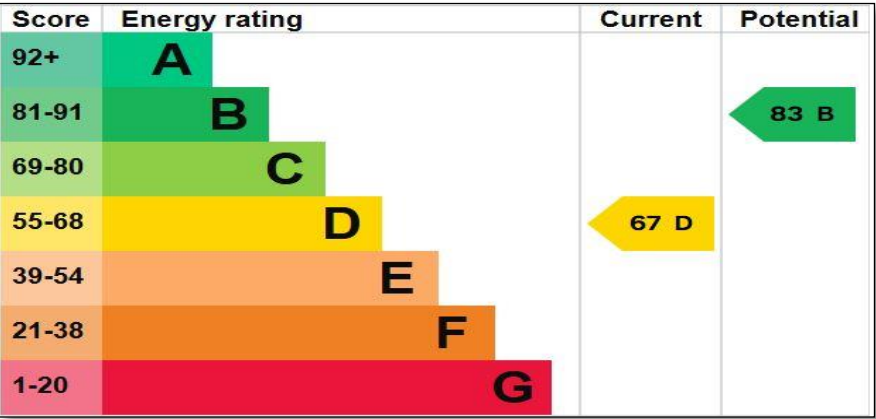
FLOORPLAN:



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.