



Bryn Road

Weymouth

Dorset

DT4 0NP

Guide Price £340,000

SUMMARY

- Immaculately Presented Semi Detached Family Home
- Three Well-Proportioned Bedrooms
- Spacious Lounge with Bay Window
- Stunning Kitchen / Diner
- Large Conservatory overlooking the Rear Garden
- Stylish Family Bathroom
- Double Glazing & Gas Central Heating
- Driveway & Garage
- Landscaped Rear Garden with Pergola Seating Area
- Popular Residential Location close to Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 14' 7" max x 12' 8" max (4.45m max x 3.85m max)

Kitchen / Diner 18' 6" max x 9' 10" max (5.65m max x 3.00m max)

Conservatory 18' 6" x 6' 1" (5.65m x 1.85m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 4" x 11' 2" (3.15m x 3.40m)

Bedroom Two 13' 7" x 9' 10" (4.15m x 3.00m)

Bedroom Three 8' 6" x 9' 0" (2.60m x 2.75m)

Bathroom 6' 0" x 11' 6" (1.83m x 3.50m)

OUTSIDE

Off Road Parking & Driveway

Garage

Rear Garden

THE PROPERTY

We are delighted to present this beautifully maintained three-bedroom semi-detached home, offered in immaculate condition throughout. The property has been upgraded and cared for to the highest standards with beautiful flooring and plantation shutters to many rooms, providing modern living within a sought-after location. This home is ready to move straight into and would be ideal for families or professionals seeking a stylish, well-maintained property with fantastic living space inside and out.

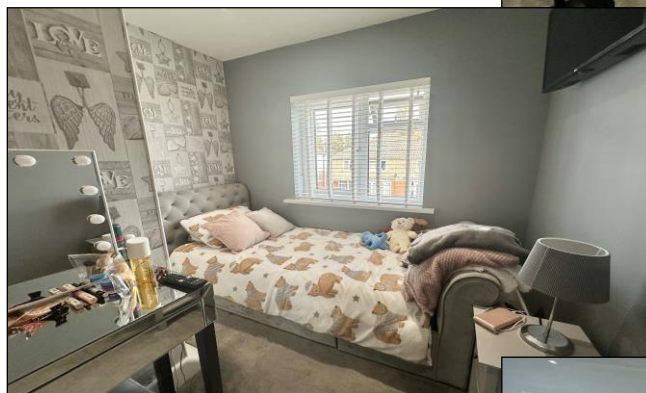
On the ground floor, a welcoming reception hallway, with understairs storage and side window, grants access to the principal rooms. The lounge is a spacious, tastefully decorated, living area with a large bay window to the front, allowing plenty of natural light and a feature fireplace adding to the room's appeal. The kitchen / diner, spanning the full width of the property, is a superb open-plan space, fitted with a comprehensive range of modern units, solid wood worktop surfaces and integral four-ring gas hob, electric oven, stainless steel extractor canopy, fridge freezer and contemporary splashbacks. A generous dining area provides ample room for family dining, and French doors overlook and lead into the conservatory. The conservatory is a bright, versatile room stretching the width of the house, with double-glazed windows and doors opening onto the landscaped garden.

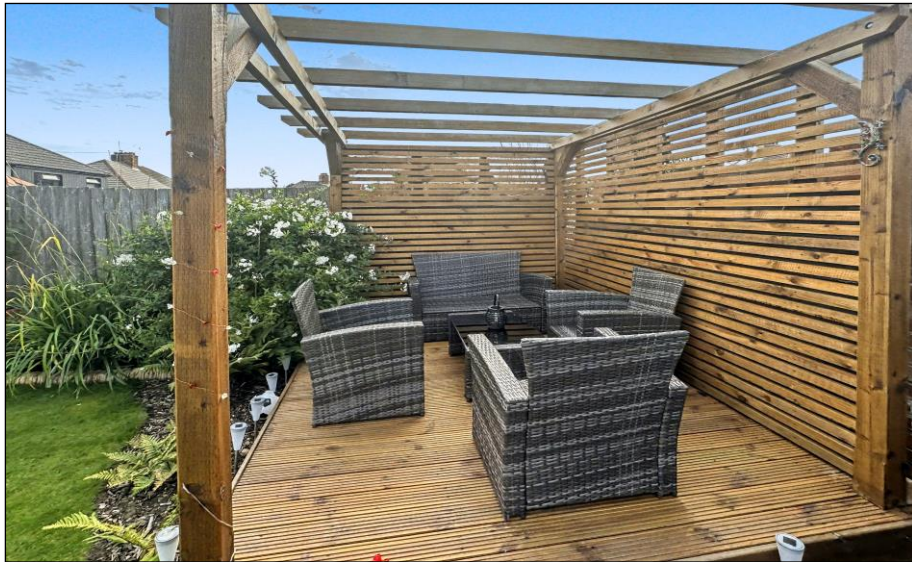
Stairs rise to the first floor where the landing hosts doors to three bedrooms and family bathroom. Bedroom one is a large front-facing double. Bedroom two, a spacious rear double with garden views and bedroom three is a generous single / small double bedroom with a useful built-in wardrobe. The bathroom is beautifully appointed with contemporary styling comprising a panelled bath and mains shower over, vanity wash basin and WC, and enhanced by complementary tiling to the walls and floor.

Externally, to the front, a driveway offers off-road parking and access to the garage with an up-and-over door, with additional parking available to the front. The rear garden has been landscaped to a high standard, with multiple patio areas to enjoy the garden at different times of the day, a well tended lawn, attractive planting, and a raised pergola seating area — perfect for outdoor entertaining.

Located on the popular Bryn Road, close by to local shops and amenities such as bus routes to surrounding areas, a community recreational park and leisure centre. The property is also a short drive to Weymouth town centre with its many bars, restaurants, shops, theatre and beaches.

Please contact Austin Estate Agents to make a viewing appointment.

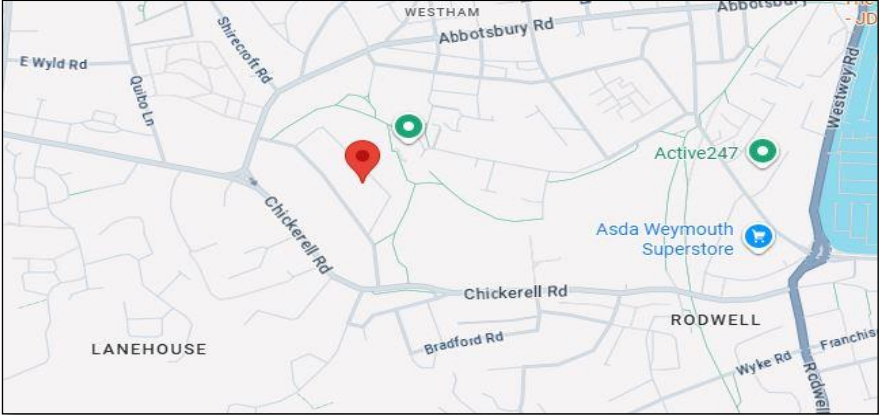




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.