



AUSTIN
ESTATE AGENTS

The Finches

Broadway

Weymouth

Dorset

DT3 5QW

£215,000

SUMMARY

- Staggered Terraced Home
- Two Bedrooms
- Light & Airy Lounge / Diner
- Fitted Kitchen
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Low Maintenance Front & Rear Gardens
- Allocated Parking Space
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 12' 8" x 13' 3" *plus recess (3.86m x 4.05m plus recess)*

Kitchen 8' 4" x 9' 4" (2.54m x 2.84m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 8" x 10' 2" (3.86m x 3.10m)

Bedroom Two 11' 7" x 7' 5" (3.53m x 2.25m)

Bathroom 8' 4" x 4' 11" (2.54m x 1.50m)

OUTSIDE

Front Garden

Rear Garden

Allocated Parking Space

THE PROPERTY

We are pleased to offer to the market staggered mid terrace home. The property benefits from a lounge/diner, fitted kitchen, two double bedrooms, family bathroom, gas central heating and double glazing throughout. Externally the property enjoys low maintenance gardens to the front and rear as well as an allocated parking space. The property is situated in the ever popular residential location of Broadway, offering easy access to local amenities, regular and well serviced public transport to both Weymouth and Dorchester town centres.

Upon entering the property, the entrance hallway gives access into both the kitchen and lounge / diner. The lounge / diner is a well proportioned room with stairs ascending to the first floor and plentiful natural light from the rear aspect French doors, which overlook and lead to the rear garden. The kitchen is found at the front of the property, offering a range of eye and base level storage cupboards with ample space for domestic appliances. A double glazed window provides good natural light and looks out over the front garden area.

Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Bedroom one is a large rear aspect double bedroom, with bedroom two being a further front aspect double room. The family bathroom comprises a white suite fitted with a bath and shower over, vanity wash hand basin and WC.

Both gardens to the front and rear are low maintenance. The front garden is laid to shingle with a pathway to the front door. The fully enclosed rear garden is laid to patio. A gate at the end of the garden provides rear access. Another advantage of this property is an allocated parking space.

The property is situated in the sought-after residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

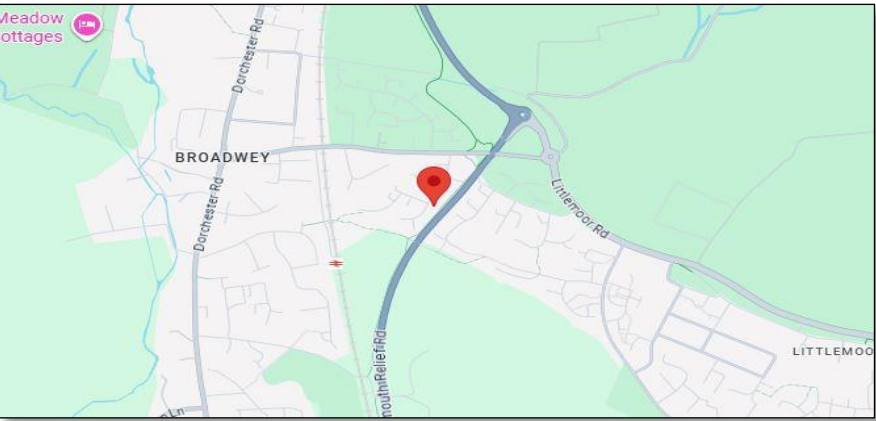
For further information, or to make an appointment to view, please contact Austin Estate Agents.



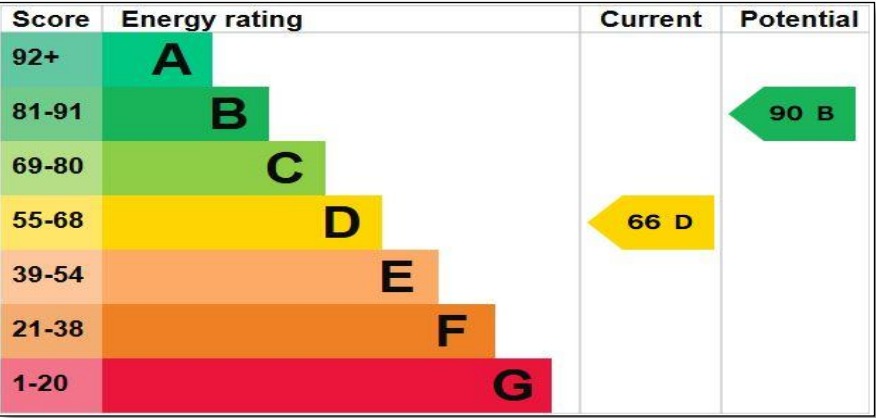
FLOORPLAN:



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.