



Bryn Road

Weymouth

DT4 0NP

Offers in Excess of £310,000

SUMMARY

- Semi-Detached Family Home
- Three Bedrooms
- Driveway
- Lounge/Dining Room
- Electric Charging Point
- Utility Room
- Double Glazing & Gas Central Heating
- Popular Residential Location close to Amenities
- Family Bathroom
- Rear Pedestrian Access onto The Marsh





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 14' 1" x 12' 8" (4.28m x 3.87m)

Dining Room 11' 1" x 10' 0" (3.38m x 3.05m)

Kitchen 9' 11" x 7' 10" (3.03m x 2.39m)

Utility Room 5' 4" x 8' 4" (1.63m x 2.54m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 4" x 10' 3" (3.77m x 3.13m)

Bedroom Two 10' 8" x 11' 8" (3.25m x 3.55m)

Bedroom Three 8' 11" x 8' 7" (2.71m x 2.62m)

Bathroom 7' 6" x 4' 11" (2.29m x 1.49m)

OUTSIDE

THE PROPERTY

We are delighted to offer, a well presented, three bedroom semi-detached family home with lounge/dining room, kitchen, utility room, three bedrooms and bathroom. Benefitting from gas central heating and double glazing throughout. To the front of the property is a good sized driveway with charging point and to the rear is an attractive garden with access out onto The Marsh.

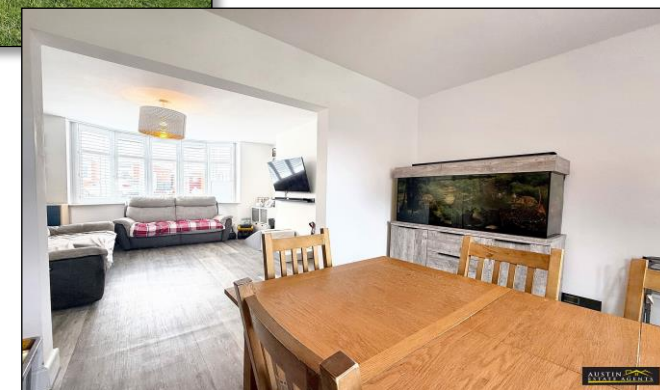
Upon entering the property, you are greeted by a welcoming entrance hallway where doors lead to the lounge/dining room and kitchen with stairs ascending to the first floor.

The front aspect bay window of the generous lounge gives an abundance of natural light dressed with white plantation shutters. An opening leads into the spacious dining room offering a great space for family dining & entertainment whilst a window looks over the rear garden. The kitchen offers a range of wall & base units with ample worksurfaces and white tiled splashback whilst a door leads into the useful utility and out to the garden.

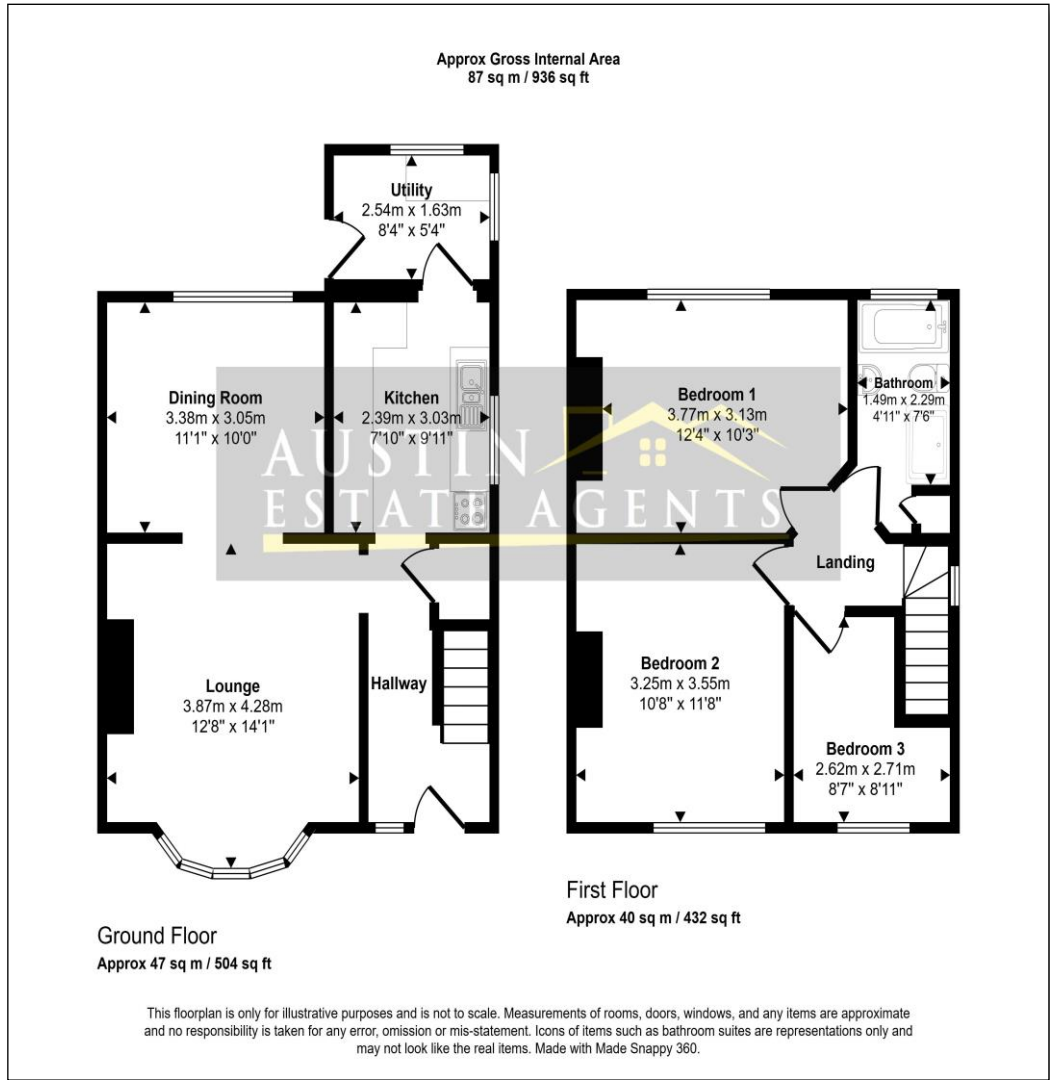
Stairs rise to the first floor where the three bedrooms and family bathroom are located. Bedrooms one and two are both spacious double bedrooms, with bedroom three being a good sized single or ideal office. The family bathroom comprises a modern suite fitted with panelled bath, independent shower cubicle, wash hand basin and WC.

Externally, to the front of the property there is a hard standing driveway providing off road parking with a fitted electric charging point. The rear of the property offers initial hard standing with a large lawned area, whilst a hard standing sits at the back of the garden alongside a path leading down to the rear pedestrian gate providing access to The Marsh. The garden also provides a large wooden outhouse and a brick built storage shed.

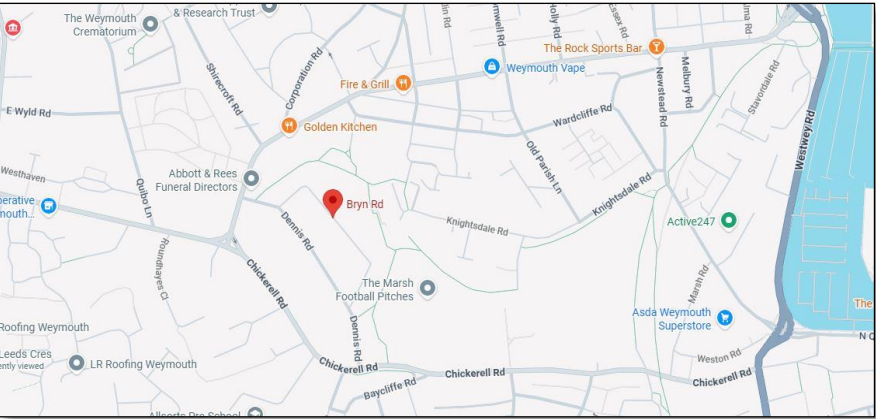
Located on the popular Bryn Road, close by to local shops and amenities such as bus routes to surrounding areas. The property is also a short drive to Weymouth town centre with its many bars, restaurants, shops, theatre and beaches.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C	TENURE: Freehold
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Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 / 01305 772000
www.austinpropertyservices.co.uk

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.