



AUSTIN 
ESTATE AGENTS

Westhaven

Weymouth

Dorset

DT4 0SE

Offers over £250,000

SUMMARY

- End Terraced Family Home
- Two Double Bedrooms
- Two Receptions
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Double Glazing
- Gas Central Heating
- Front Garden & Driveway
- Rear Garden
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 6" x 12' 0" (3.50m x 3.65m)

Dining Room 7' 10" x 10' 6" (2.40m x 3.20m)

Kitchen 10' 6" x 9' 10" (3.20m x 3.0m)

Rear Lobby

FIRST FLOOR

First Floor Landing

Bedroom One 14' 5" plus recess x 17' 11" (4.40m plus recess x 5.46m)

Bedroom Two 10' 4" x 9' 10" (3.15m x 3.00m)

Bathroom 5' 7" x 7' 9" (1.70m x 2.35m)

OUTSIDE

Front Garden & Driveway

Rear Garden



THE PROPERTY

We are delighted to offer for sale this end terraced family home, which offers good size accommodation throughout including a lounge, dining room, fitted kitchen, two double bedrooms and family bathroom with double glazing and gas central heating. Outside the property benefits from a driveway as well as front and rear gardens.

On the ground floor, the front door flows into the reception hallway with doors to the lounge and kitchen. The lounge boasts excellent natural light from three front aspect double-glazed windows. A door at the rear leads through to the dining room with a double glazed window overlooking the rear garden, this room is currently being utilised as a third bedroom. An opening naturally flows in the kitchen, which is fitted with a contemporary range of matching eye level and base units, together with ample space for additional domestic appliances including cooker, washing machine and fridge freezer. At the rear of the kitchen is a lobby area where there are doors to an extra storage cupboard and the rear garden.

The first floor landing hosts doors to the two double bedrooms, a storage cupboard and family bathroom. The main bedroom spans the width of the property and also enjoys three double glazed windows to the front aspect. The second bedroom is also well proportioned with a double glazed window overlooking the rear garden. Completing the accommodation is the family bathroom, fitted with a modern suite, comprising a 'p' shaped bath with shower over, pedestal wash hand basin and WC with complementary tiling to the walls.

Externally, the property offers a front garden, which is mainly laid to lawn. To the side of this is a driveway, suitable for two vehicles. There is access to the rear garden through a wooden gate at the top of the driveway. The rear garden is a good size, predominantly laid to lawn and is fully enclosed by wooden fencing.

This wonderful family home is located in Westham, a short drive away from local shops and amenities including well regarded primary and secondary schools and bus routes to surrounding areas. Weymouth golf course is also within close proximity.

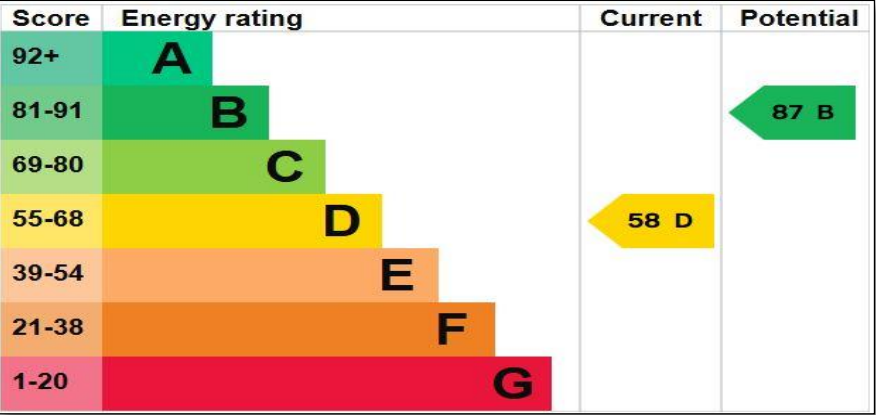
For further information, or to make an appointment to view, please call Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 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.