



Instinct Guides You



Heathwood Road, Weymouth £325,000

- Beautifully Presented
- Vendor Suited
- Two Double Bedrooms
- Off Road Parking*
- Modern Kitchen & Bathroom
- Conservatory
- Open Plan Lounge/Diner/Kitchen
- Close To Amenities



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Situated within a popular residential area of Weymouth, Heathwood Road is a beautifully presented two double bedroom detached bungalow offering well proportioned accommodation, a generous rear garden, conservatory and off road parking. The property is conveniently positioned for access to local amenities, the golf course and transport links while remaining within easy reach of Weymouth town centre and seafront.

The accommodation is accessed via a central hallway which provides access to all principal rooms. To the rear of the property sits the hub of the home, a spacious open plan living area incorporating the main lounge with direct access through to the conservatory, creating a bright and comfortable setting for both everyday living and entertaining. The conservatory overlooks the garden and provides an additional seating area with views across the patio and outdoor space.

Adjacent from the lounge is a separate dining room, offering ample space for a table and chairs, with a large window allowing natural light to fill the room. The kitchen is positioned centrally within the layout and is fitted with a range of modern units and work surfaces, complemented by a selection of integrated appliances including, fridge freezer, microwave, oven, hob and dishwasher, finished in a modern contemporary style. A side window provides further light and ventilation.

There are two well proportioned double bedrooms located to the front of the bungalow, both benefitting from bay style windows which enhance the sense of space and light. The bathroom is fitted with a modern suite comprising a large double walk in shower unit, wash hand basin and WC, presented in a stylish and contemporary design.

Externally, the rear garden is arranged with a paved patio area leading onto further hardstanding offering space for outdoor seating and relaxation. To the front, the property enjoys an attractive frontage set back from the road with off road parking* completing this well maintained home.



Room Dimensions

Lounge 12'11" x 9'10" (3.95 x 3.02)

Dining Room 9'11" x 9'5" (3.03 x 2.89)

Kitchen 11'5" x 6'8" (3.48 x 2.04)

Bedroom One 13'11" plus bay x 9'11" (4.25 plus bay x 3.03)

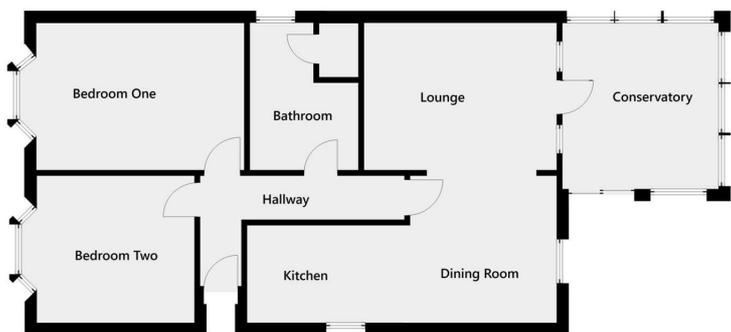
Bedroom Two 10'7" plus bay x 9'11" (3.23 plus bay x 3.03)

Conservatory 11'2" x 10'5" (3.42 x 3.2)

Agents Note*

Please note although there is a dropped kerb providing vehicular access for off road parking at the front. The area is currently arranged with some planting, which would need to be removed in order to create practical off road parking space.

Prospective purchasers are advised to satisfy themselves that the available space is suitable for their vehicle prior to incurring any expenditure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.