



## Bryn Road Westham, Weymouth DT4 0NP

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

**Guide Price £340,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

14'7" max x 12'8" max

#### Kitchen / Diner

18'6" max x 9'10" max

#### Conservatory

18'6" x 6'1"

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

10'4" x 11'2"

#### Bedroom Two

13'7" x 9'10"

#### Bedroom Three

8'6" x 8'12"

#### Bathroom

6'0" x 11'6"

### OUTSIDE

#### Front Driveway

#### Rear Garden

We are pleased to present this charming three-bedroom semi-detached house located on the desirable Bryn Road in Weymouth, Dorset. This older property has been meticulously maintained and upgraded, offering a blend of modern comfort and classic appeal. With beautiful flooring and elegant plantation shutters throughout, this home is perfect for families or professionals seeking a stylish and well-cared-for residence.

Upon entering, a welcoming reception hallway that provides access to the main living areas. The spacious lounge features a large bay window that floods the room with natural light, complemented by a tasteful feature fireplace that enhances its charm. The open-plan kitchen and dining area spans the full width of the house, showcasing a comprehensive range of modern units, solid wood worktops, and high-quality appliances, including a four-ring gas hob and electric oven. French doors lead from the dining area into a bright conservatory, which overlooks the beautifully landscaped garden.

The first floor comprises three well-proportioned bedrooms and a stylish family bathroom. The master bedroom is a generous front-facing double, while the second bedroom offers lovely garden views. The third bedroom is a versatile space, suitable as a single or small double, complete with a built-in wardrobe. The bathroom is elegantly designed, featuring a panelled bath with a mains shower, a vanity wash basin, and tasteful tiling.

Externally, the property boasts off-road parking for two vehicles, along with a garage. The rear garden is a true highlight, featuring multiple patio areas, a well-maintained lawn, and attractive planting, all designed for outdoor enjoyment and entertaining.

Situated close to local shops, bus routes, and a community recreational park, this property is also just a short drive from Weymouth town centre, where you can enjoy a variety of bars, restaurants, shops, and beautiful beaches.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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