



Faversham

Southill, Weymouth DT4 9SL

- Detached Family Home
- Substantial Lounge / Diner
- Family Bathroom & Ground Floor Cloakroom
 - Enclosed Gardens to the Front & Rear
 - Internal Garage
- Three Well Proportioned Bedrooms
- Fitted Kitchen & Separate Utility Area
- Gas Central Heating & Double Glazing
 - Independent Driveway
 - No Onward Chain

Offers In Excess Of £280,000 Freehold



SUMMARY OF ACCOMMODATION

We are pleased to offer for sale this detached three bedroom property located in the ever popular residential location of Southill. The property offers good size accommodation throughout, including a lounge / diner, modern fitted kitchen, utility room, ground floor WC, three bedrooms and a family bathroom. Outside the property benefits from enclosed gardens to the front and rear, an independent driveway and integral garage.

Entry is gained into the property from the UPVC entrance porch into the light and airy reception hallway with stairs ascending to the first floor and doors to all ground floor rooms including the ground floor cloakroom with WC and wash hand basin. The impressive lounge/diner runs the whole length of the property with plenty of natural light provided by the double-glazed windows and patio doors which overlook and lead to the well kept rear garden. The kitchen is fitted with a range of white wall and base units with integral four ring gas hob and gas oven with space for additional domestic appliances. Completing the accommodation on this floor is a utility area to the rear of the property with plumbing for a washing machine and additional access to the rear garden.

The first floor offers three good size bedrooms, all enjoying pleasant views of the surrounding areas. The family bathroom features a white suite comprising a low-level WC, pedestal wash hand basin and a panelled bath with shower mixer tap and complementary tiling to the walls.

The property offers a low maintenance front garden featuring a large patio area. The rear garden offers an additional patio area with the remainder being laid to lawn. Additionally, there is the hard standing for a storage shed. A door leads to the garage which has power, light and an electric up and over door. This leads on to the independent driveway which provides off road parking.

The property is situated in Southill, a popular and peaceful residential location. A variety of lo

GROUND FLOOR

Entrance Porch
6'6" x 3'3"

Entrance Hallway
20'5" x 5'11"

Lounge
19'10" max x 17'3" max (max x max)
L Shaped Lounge

Kitchen
7'0" x 9'11"

Utility Hall
6'1" x 6'4"

Ground Floor Cloakroom

FIRST FLOOR

Bedroom One
15'1" x 9'4" max

Bedroom Two
12'0" x 10'0"

Bedroom Three
7'1" x 8'1"

Bathroom
8'3" x 5'5"

OUTSIDE

Garage
9'0" x 16'4"

Front and Rear Gardens



Local Authority
Council Tax Band C
EPC Rating D

GROUND FLOOR



1ST FLOOR



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. This 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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