



Wiltshire Avenue

, Weymouth DT4 0PZ

- Two bedroom, one bathroom family home
- Fully enclosed rear garden with gated access
 - Ideal home for investment or family living
- Popular Westham area close to local golf course
- Both garage and driveway provide ample parking
 - Excellent catchment area for local schools
- Generously proportioned, dual aspect open plan reception room
- 28 day exchange required

£175,000 Freehold



Entrance Hallway

A front aspect glazed upvc door opens from the porch into the entrance hallway with access to kitchen, reception room and stairs to first floor.

Kitchen

11'3" x 8'8"

A rear aspect kitchen featuring; a range of eye and base level units which feature built-in oven and hob, space for white goods and a stainless sink below a rear aspect window and a door providing access to rear garden.

Reception room

21'5" x 12'3"

Well proportioned dual aspect reception room with rear aspect window looking out to rear garden and front aspect window onto front garden space.

First floor landing

Leading to both bedrooms, bathroom and a separate W/C



Bedroom one

18'6" x 8'3"

Generously proportioned front aspect double bedroom with double glazed windows

Bedroom two

12'5" x 10'7"

Generously sized front aspect double bedroom with double glazed windows and space for free standing furniture.

Bathroom

5'2" x 4'5"

Rear aspect bathroom with double glazed window, bath and hand wash basin with stainless tap.

W/C

4'1" x 2'3"

Rear aspect W/C with a double glazed window and low level W/C.

Garage

Single garage sits behind the driveway, with an up and over door providing access.

Corporate Sale

This property is a corporate sale, please ask us for a copy of "What to expect from a corporate Sale" document, some features found below:

28 day exchange required

Property sold as seen

limited maintenance documents available

Estate Charge of £20-£150 per year unless otherwise stated inc Freehold

Leasehold Service charges vary

Leaseholds may have additional Sinking Fund fee

Application for external works required

Leaseholds will be new 125 year lease on completion.

Disclaimer

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority
Council Tax Band **B**
EPC Rating **C**



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