

DIRECT



MOVES



The Woodpeckers

, Weymouth DT3 5RS

- Two double bedrooms
 - Ideal first time buy
 - Conservatory
- Easy access to both Weymouth & Dorchester
 - Quiet cul de-sac
- Allocated parking
- Charming front & rear garden
 - Sought after location
 - Near Upwey train station

Offers In The Region Of £220,000 Freehold



Property Description

Entrance

Accessed via a charming front garden with mature shrubs and a fenced boundary. A patio pathway leads to the front aspect porch with a double glazed entrance door opening into:

Lounge – 3.5m x 4.7m

Front aspect room with double glazed window overlooking the front garden. Features include an electric fireplace, BT point, Wi-Fi point, power points, ceiling light, and door leading through to:

Kitchen/Diner – 3.5m x 2.8m

Rear aspect room with double glazed sliding doors opening into the conservatory. Fitted with a range of eye and base level units, work surfaces, integrated four-ring gas hob with extractor hood, ceramic sink with one and a half bowl, mixer tap and drainer board, and space for white goods. Includes wall-mounted radiator, ceiling light with fan, and partial wall tiling.

Conservatory

Rear aspect room with double glazed windows and roof, double glazed French doors opening to the rear garden, and carpeted flooring. Features power points, ceiling light with fan, wall-mounted radiator, and blinds throughout. Accessed via a double glazed glass sliding door from the kitchen/diner.

First Floor Landing

Features a PowerPoint, wall paneling, ceiling light with fan, and loft hatch with drop-down ladder leading to a fully boarded loft with lighting. Doors leading to:

Bedroom One – 2.47m x 3.58m

Rear aspect room with double glazed window overlooking the rear garden, ceiling light, power points, and wall-mounted radiator.

Bedroom Two – 2.2m x 3.58m (max)

Front aspect room with double glazed window overlooking the front of the property, ceiling light, power points, wall-mounted radiator, and space for a small double bed.

Bathroom

Comprising a panel-enclosed bath with shower over, low-level WC, vanity wash hand basin, heated towel rail, cupboard over stairs offering additional storage, ceiling light, wall paneling, and mostly tiled throughout.

Rear Garden

Landscaped rear garden with a paved patio and flower borders, fully enclosed with fencing. Includes a garden shed and rear gated access leading to a private parking area with one allocated parking space.

Disclaimer



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



Whilst every effort 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 errors, omissions or inaccuracies. The floorplan is for guidance purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their current operational status. Made with Measuring (C2020)

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