



## 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
- Nearby 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**



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