



## Chafeys Avenue

Southill, Weymouth DT4 0EL

- Detached Bungalow
- Spacious Lounge / Dining Room
  - Fitted Kitchen
- Double Glazing & Gas Central Heating
  - Driveway & Garage
- Two Double Bedrooms
  - Large Conservatory
  - Family Shower Room
- Gardens to the Front & Rear
  - No Onward Chain

**Asking Price £300,000 Freehold**



## SUMMARY OF ACCOMMODATION

### Entrance Porch

8'3" max x 6' max

### Lounge / Dining Room

28'2" max x 13'11" max

### Conservatory

15'9" x 9'9"

### Kitchen

8'10" max x 17'9" max

### Inner Hallway

### Bedroom One

9'11" x 12'2" to wardrobes

### Bedroom Two

8'9" x 9'7" to wardrobes

### Shower Room

6'9" x 10'1"

### OUTSIDE

Front Garden & Driveway

Garage

Rear Garden



We are delighted to present this detached bungalow to the market with no onward chain, offering well-proportioned accommodation, generous parking and a southerly-facing rear garden backing onto Radipole Nature Reserve.

The property benefits from a long driveway providing parking for multiple vehicles and leading to a garage, together with gardens to the front and rear. Internally, the accommodation comprises two double bedrooms, a spacious lounge/diner, conservatory, fitted kitchen and shower room. Further benefits include gas central heating and double glazing throughout.

An entrance door opens into a welcoming entrance area with space for coats and shoes, leading through to the lounge/diner. This well-proportioned room offers ample space for both lounge and dining furniture, with large patio doors flowing naturally into a generous conservatory. The conservatory enjoys pleasant views over the rear garden and the nature reserve beyond, creating a lovely additional reception space. The kitchen is fitted with a range of eye and base level units, incorporating an integral hob and eye-level oven, with space

for further domestic appliances.

An inner hallway from the lounge/diner provides access to the two double bedrooms and the shower room. Both bedrooms are positioned to the front of the property, overlooking the garden, and benefit from fitted wardrobes. The shower room comprises a WC, vanity wash hand basin and corner shower cubicle.

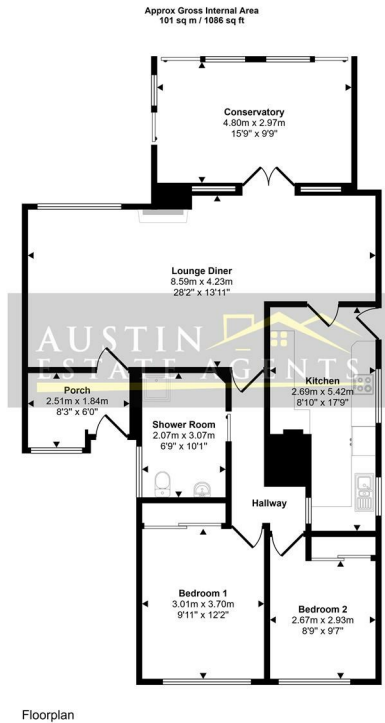
Externally, the front garden is laid to lawn, while the sizeable driveway to the side leads up to the garage. The southerly-facing rear garden is predominantly laid to lawn with planted borders and a patio area adjoining the conservatory, ideal for outdoor seating and entertaining.

Situated in Southill, a popular and peaceful residential area, the property is conveniently located close to a range of local shops and amenities, including a well-regarded primary school and public house.

For further information or to arrange a viewing, please contact Austin Estate Agents.



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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