



37 Miles Gardens  
Weymouth, DT3 5NH

**£400,000 Freehold**

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## 37 Miles Gardens Weymouth, DT3 5NH

A lovely modern two bedroom detached bungalow located in a quiet position in the popular village of Upwey on the outskirts of Weymouth and with good local amenities close by including a Tesco convenience store, two local pubs and a regular bus service to Weymouth and Dorchester there is also access to open countryside near by. Internally the bungalow offers well presented and proportioned modern accommodation with a contemporary kitchen with built in appliances and modern bathroom and en suite shower room. the garden has been attractively landscaped and there is parking for two cars to the side.

### Entrance Hall

Small storage cupboard

### Lounge Dining Room

19'1" x 10'9" (5.82 x 3.30)

French doors on rear garden, double aspect room

### Kitchen

10'4" x 8'10" (3.16 x 2.71)

Contemporary range of kitchen units with one and a half bowl sink unit set into worktops with drawers and cupboards below, built in appliances include double oven, 5 ring gas hob, integrated fridge freezer, washing machine and dish washer, wall mounted cupboards, Cupboard housing gas boiler.

### Bedroom 1

11'5" x 10'7" (3.48 x 3.25)

### En Suite Shower Room

Fitted with contemporary white suite with tiled shower wash hand basin and WC

### Bedroom 2

11'5" x 8'0" (3.49 x 2.46)

### Bathroom

7'0" x 6'2" (2.15 x 1.90)

Fitted with contemporary white suite offering a panel bath, wash hand basin and WC

### Gardens

Open plan garden to the front mainly laid to lawn. Attractively landscaped garden to the side partly laid to an ample patio, remainder to lawn and a well stocked border with mature shrubs, there is a path across the rear to a gravelled area with timber shed and space for bins and general storage

### Parking

Off road parking for two cars to the right of the bungalow





### **Council Tax**

Band D with Dorset Council

### **Construction**

Stone and rendered elevations under a pitched roof

### **Flood risk**

Very low flood risk from rivers sea or surface water

### **Estate Service Charge**

The Road is not adopted and the residents pay a estate service charge of £395 per annum

### **Phone and Broadband signal strength and coverage**

O2 signals are strong, 3 & Vodafone & are average, EE is poor

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not available

### **Legal Disclaimer**

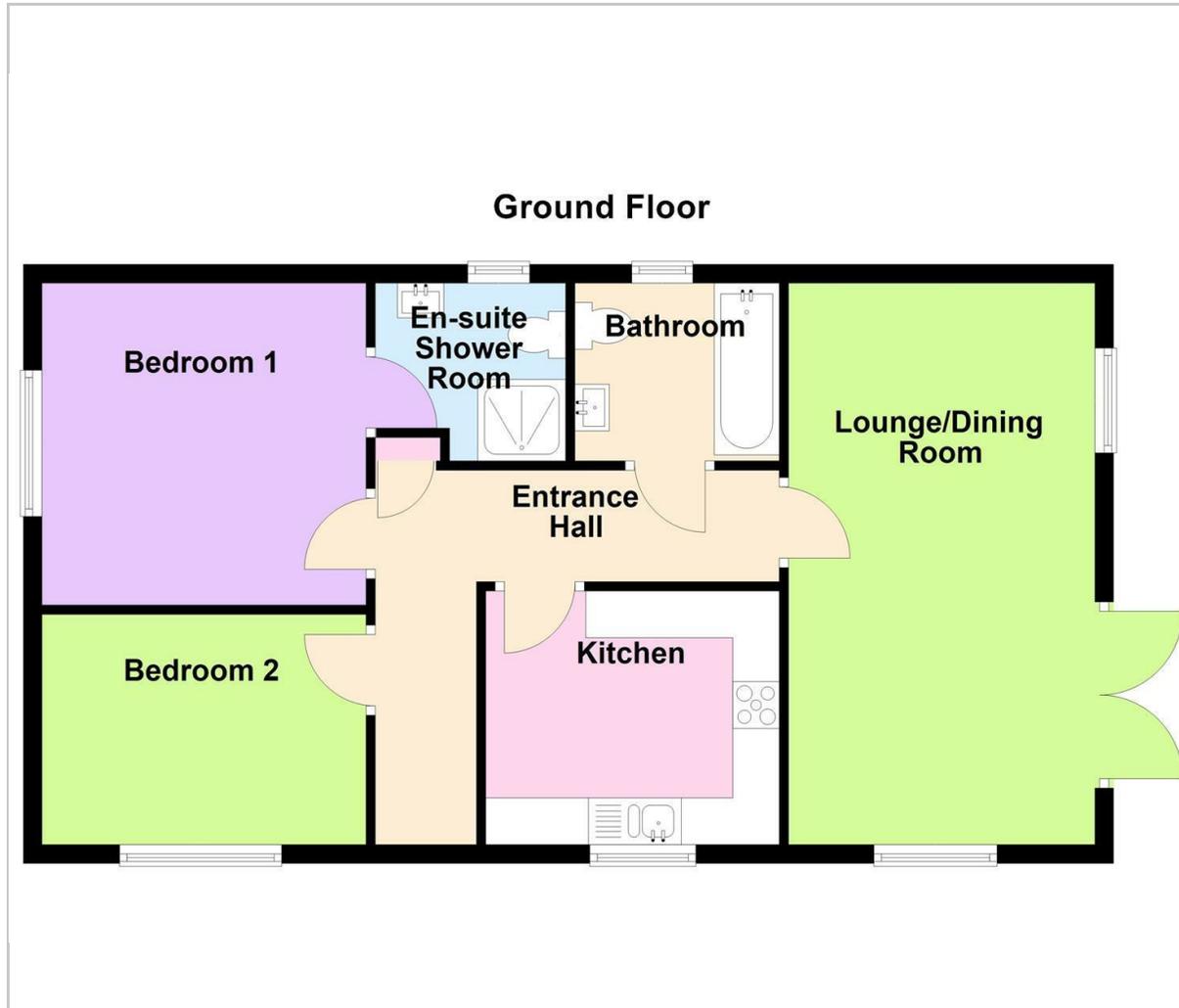
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### **Utility Supplies**

Mains gas, electricity, water and drainage are connected



## Floor Plan



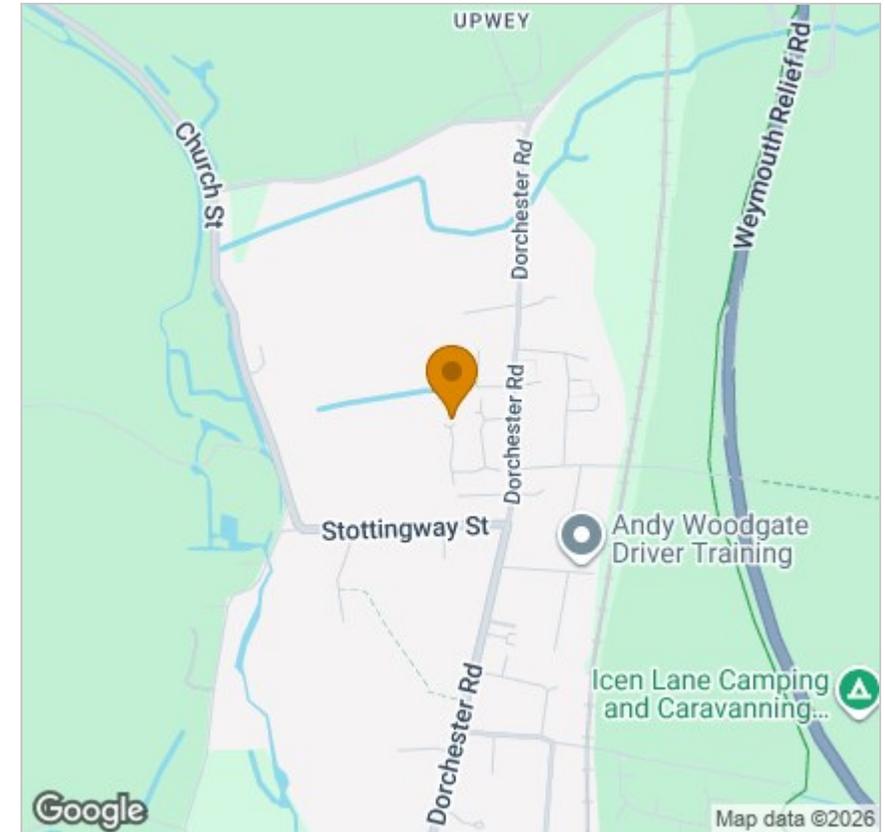
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

