



AUSTIN   
ESTATE AGENTS

**Stanley Street**

Weymouth

Dorset

DT4 7JB

**Offers over £240,000**

## **SUMMARY**

- **Immaculately Presented**
- **Accommodation Set over Three Floors**
- **Three Double Bedrooms**
- **Modern Fitted Kitchen**
- **Fantastic Open Plan Lounge and Dining Room**
- **Spacious Contemporary Bathroom**
- **Double Glazing & Gas Central Heating**
- **Courtyard Garden**
- **Outbuilding with Plumbing**
- **No Onward Chain**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

**Lounge / Diner** 14' 4" max x 22' 1" max (4.38m max x 6.74m max)

**Kitchen** 5' 0" x 20' 3" (1.53m x 6.17m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 14' 6" max x 13' 7" max into bay (4.42m max x 4.14m max into bay)

**Bedroom Three** 8' 8" x 10' 7" (2.65m x 3.22m)

**Bathroom** 5' 1" x 9' 9" (1.56m x 2.97m)

### SECOND FLOOR

**Bedroom Two** 13' 0" max x 11' 6" max (3.96m max x 3.51m max)

### OUTSIDE

#### Courtyard Garden

**Storage Room** 5' 5" max x 11' 8" max (1.64m max x 3.56m max)

## THE PROPERTY

We are delighted to offer this immaculately presented town house situated in the heart of Weymouth. Its close proximity to the train station, seafront and beaches make this property an ideal investment or second home whilst its spacious living area and generous bedrooms means it is equally suitable as a family home.

On the ground floor the fantastic open plan living and dining area is light and airy with dual aspect natural light to the front and rear with solid wood flooring and a feature fireplace adding to the room's appeal. A door at the rear flows into the kitchen. The kitchen hosts a good range of modern eye level and base units enhanced with integral appliances including electric hob, electric oven, stainless steel extractor canopy, fridge freezer and dishwasher.

From the lounge, stairs ascend to the first floor where bedrooms one and three, as well as the bathroom, are located. The main bedroom spans the width of the property with a large bay window giving excellent natural light, as well as the advantage of fitted wardrobes. Bedroom three is another double bedroom with a rear aspect double glazed window. The spacious bathroom enjoys a separate shower cubicle as well as a panelled bath, vanity wash hand basin and WC and is finished with modern, attractive metro tiling.

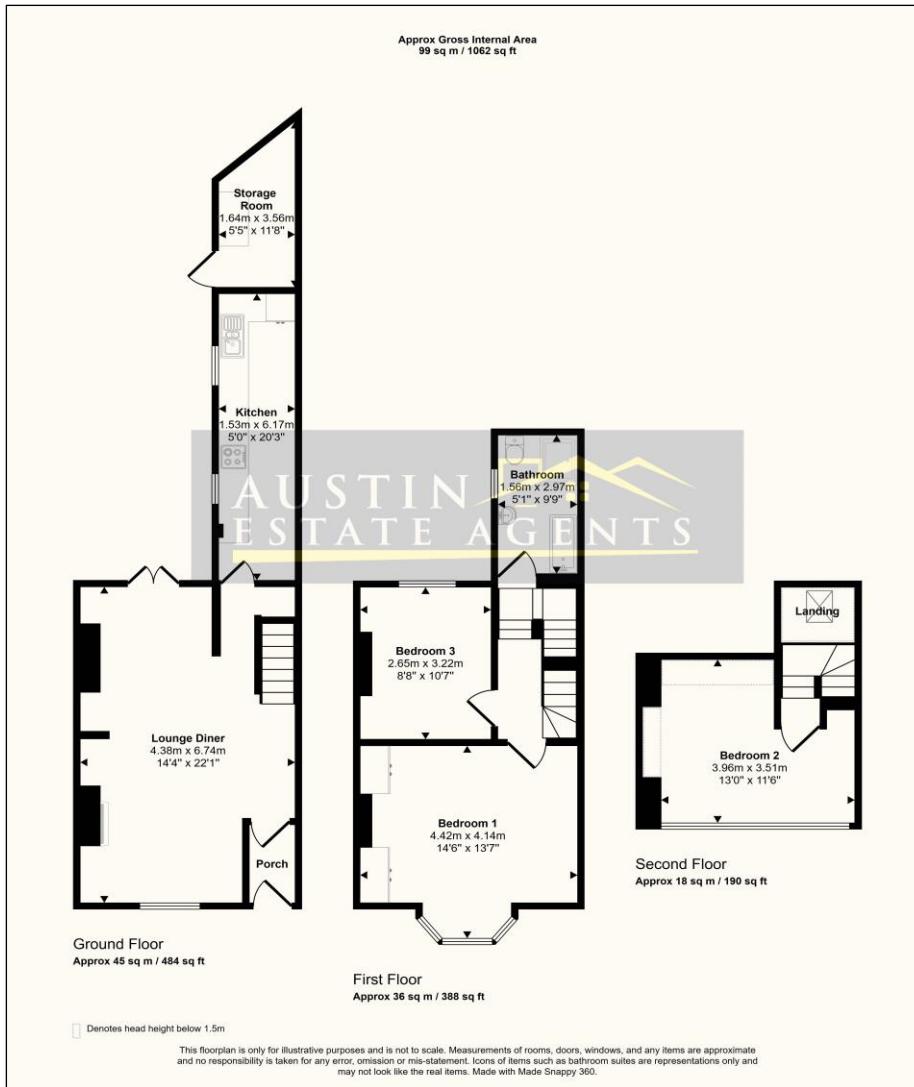
The second floor hosts bedroom two, another double bedroom with four double glazed windows giving good natural light and views over the surrounding area.

Outside, the paved courtyard garden offers access to an attached outbuilding which has plumbing for a washing machine and provides useful storage space.

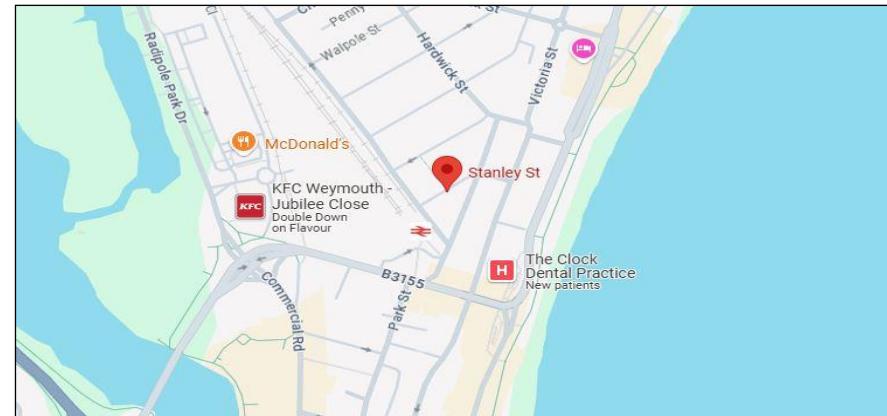
For further information, or to make an appointment to view, please contact Austin Estate Agents.



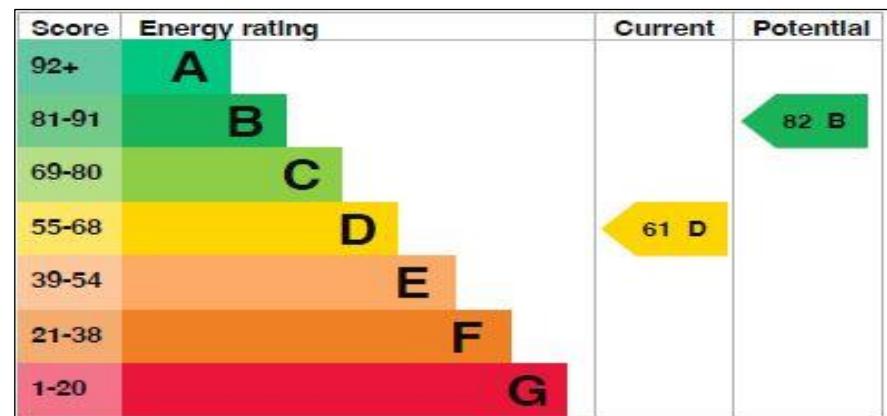
## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: B

TENURE: Freehold

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.