



AUSTIN 
ESTATE AGENTS

Everest Road

Rodwell

Weymouth

Dorset

DT4 0DQ

Offers in Excess of £330,000

SUMMARY

- Substantial Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Contemporary Shower Room & Ground Floor WC
- Double Glazing & Gas Central Heating
- Front Driveway
- Large Rear Garden
- Sea Views to the Rear
- Easy Access to the Town Centre & Harbour





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 2" max x 13' 11" max into bay (3.41m max x 4.24m max into bay)

Dining Room 10' 3" max x 12' 3" (3.13m max x 3.74m)

Kitchen 10' 5" max x 11' 9" max (3.17m max x 3.57m max)

Utility Room 10' 3" max x 5' 3" max (3.13m max x 1.61m max)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 11' 5" max x 14' 5" max into bay (3.47m max x 4.39m max into bay)

Bedroom Two 10' 4" max x 12' 5" (3.14m max x 3.79m)

Bedroom Three 7' 9" to storage x 11' 5" (2.36m to storage x 3.49m)

Shower Room 6' 7" x 7' 5" (2.01m x 2.27m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this substantial family home with sea views to the rear, situated within walking distance of the town centre and harbour of Weymouth. The property enjoys two reception rooms, a modern fitted kitchen, utility room, a ground floor cloakroom, three double bedrooms and a contemporary shower room with double glazing and gas central heating. To the outside is a driveway to the front and a large garden to the rear.

The entrance door gives access to an inviting reception hallway with staircase ascending to the first floor and doors to the two reception rooms, kitchen and two storage cupboards. The lounge is situated to the front with a large, double glazed, bay window flooding the room with natural light and a fireplace providing a pleasant focal point. The separate dining room features an open fireplace with a large double glazed window overlooking the rear garden. Accessed from the hallway is the modern fitted kitchen, which is fitted with a range of eye level and base units and range cooker and stainless steel extractor canopy. A door at the rear naturally flows to a utility room with additional storage and plumbing for a dishwasher and washing machine as well as space for a tumble dryer. Additional doors lead to the ground floor WC and rear garden.

The first floor landing, with side aspect window, hosts doors to the three double bedrooms and family shower room as well as access to the loft. Bedroom one is situated to the front of the property, boasting a large, double glazed, bay window and a cast iron ornamental fireplace. Bedrooms two and three are found at the rear and enjoy sea views from double glazed windows. All of the bedrooms are tastefully decorated. The shower room is contemporary in design with a large walk in double shower cubicle, vanity wash hand basin and low level WC.

Externally, to the front is a block paved driveway providing off road parking for one vehicle. The large rear garden enjoys a raised patio area adjacent to the property, where the distant sea views can be enjoyed and creating an ideal area for alfresco entertaining. Steps lead down to the garden which is laid to lawn. At the end of the garden is a shed and another area of the garden which could be used as a vegetable plot or an additional seating area.

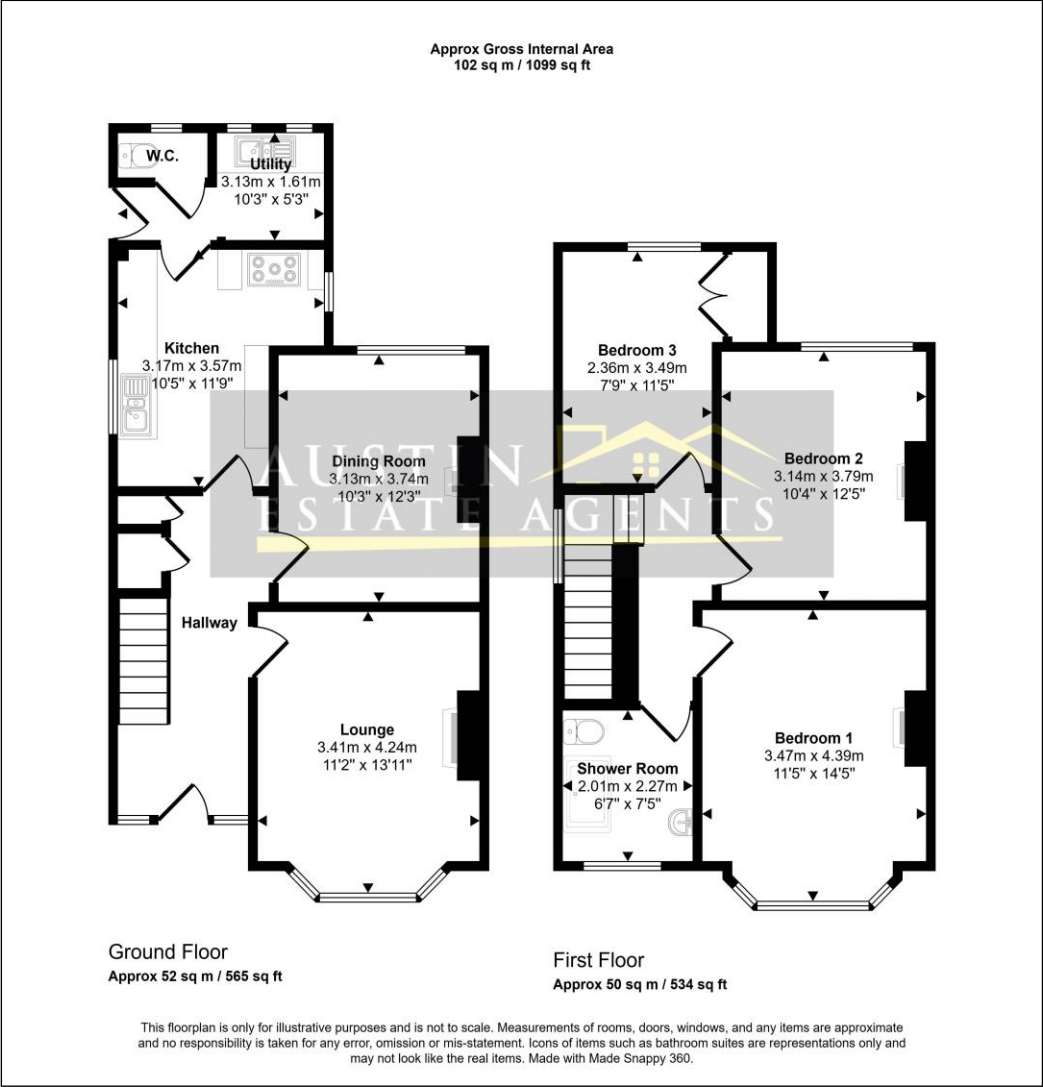
Situated in the popular residential location of Rodwell. Local shops and amenities are within close proximity including a well-regarded primary school and doctors' surgery as well as bus routes to surrounding areas. The picturesque inner harbour and town centre are within walking distance.

For further information, or to make an appointment to view this fantastic property, please call Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.