



AUSTIN  
ESTATE AGENTS



## Bryn Road

Weymouth

Dorset

DT4 0NP

£335,000

### SUMMARY

- Beautifully Presented, Semi Detached, Family Home
- Three Bedrooms
- Modern Kitchen / Diner
- Elegant Lounge & Additional Reception Room
- Separate Utility Room
- Family Bathroom & Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Front Driveway
- Attractive Rear Garden
- Vendor Suited







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 12' 2" max x 13' 4" max (3.71m max x 4.06m max)

**Kitchen / Diner** 18' 4" x 9' 7" (5.59m x 2.92m)

**Utility Room** 5' 10" x 18' 2" (1.78m x 5.53m)

### WC

**Additional Reception Room** 18' 3" max x 9' 6" max (5.55m max x 2.89m max)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 10' 2" x 11' 7" (3.11m x 3.53m)

**Bedroom Two** 8' 9" x 9' 6" plus recess (2.66m x 2.89m plus recess)

**Bedroom Three** 7' 8" max x 8' 4" max (2.34m max x 2.54m max)

**Bathroom** 7' 7" max x 9' 11" max (2.32m max x 3.03m max)

### OUTSIDE

#### Front Driveway

#### Rear Garden



## THE PROPERTY

We are delighted to offer to the market a light and airy, beautifully presented, three bedroom semi-detached family home which has been extended to the ground floor creating additional living accommodation, including front aspect lounge, sizeable kitchen/diner, separate utility room, ground floor WC, additional reception room, three bedrooms and family bathroom. Benefitting from gas central heating and double glazing throughout. To the front of the property is a block paved driveway and to the rear is an attractive garden.

Upon entering the property, you are greeted by a welcoming entrance hallway where doors lead to the lounge and kitchen diner with stairs ascending to the first floor. The front aspect bay window of the lounge gives an abundance of natural light. Plantation shutters and a cast iron feature fireplace give the room an elegant feel. The well proportioned kitchen/diner boasts a range of eye and base level storage cupboards enhanced by integral appliances including a five ring gas hob, stainless steel extractor canopy, eye level oven, microwave, dishwasher and fridge freezer. Leading on from the kitchen/diner via double opening French doors, is a spacious additional reception room, which enjoys views out onto the rear garden. Completing the accommodation on the ground floor is the utility area with further storage and plumbing for a washing machine. From here access is gained to the front driveway, rear garden and downstairs WC, making this an ideal place for storing outdoor garments and shoes.

Stairs rise to the first floor where the three bedrooms and family bathroom are located. Bedrooms one and two are both spacious double bedrooms, with bedroom three being a good sized single or ideal guest room. All the bedrooms are pleasantly furnished with the double glazed windows being dressed by plantation shutters. The large bathroom comprises a modern suite fitted with panelled bath, independent shower cubicle, wash hand basin and WC.

Externally, to the front of the property there is a hard standing, block paved driveway providing off road parking. The rear garden is a beautifully maintained. Adjacent to the property is a large raised decking area, ideal for entertaining and socialising. Steps lead down to the garden, boasting a mixture of lawn and planted borders with mature shrubs. At the end of the garden is a further seating area laid to block paving and shingle, perfect to enjoy the garden at different times of the day.

Located on the popular Bryn Road, close by to local shops and amenities such as bus routes to surrounding areas. The property is also a short drive to Weymouth town centre with its many bars, restaurants, shops, theatre and beaches.

Please contact Austin Estate Agents to make a viewing appointment.

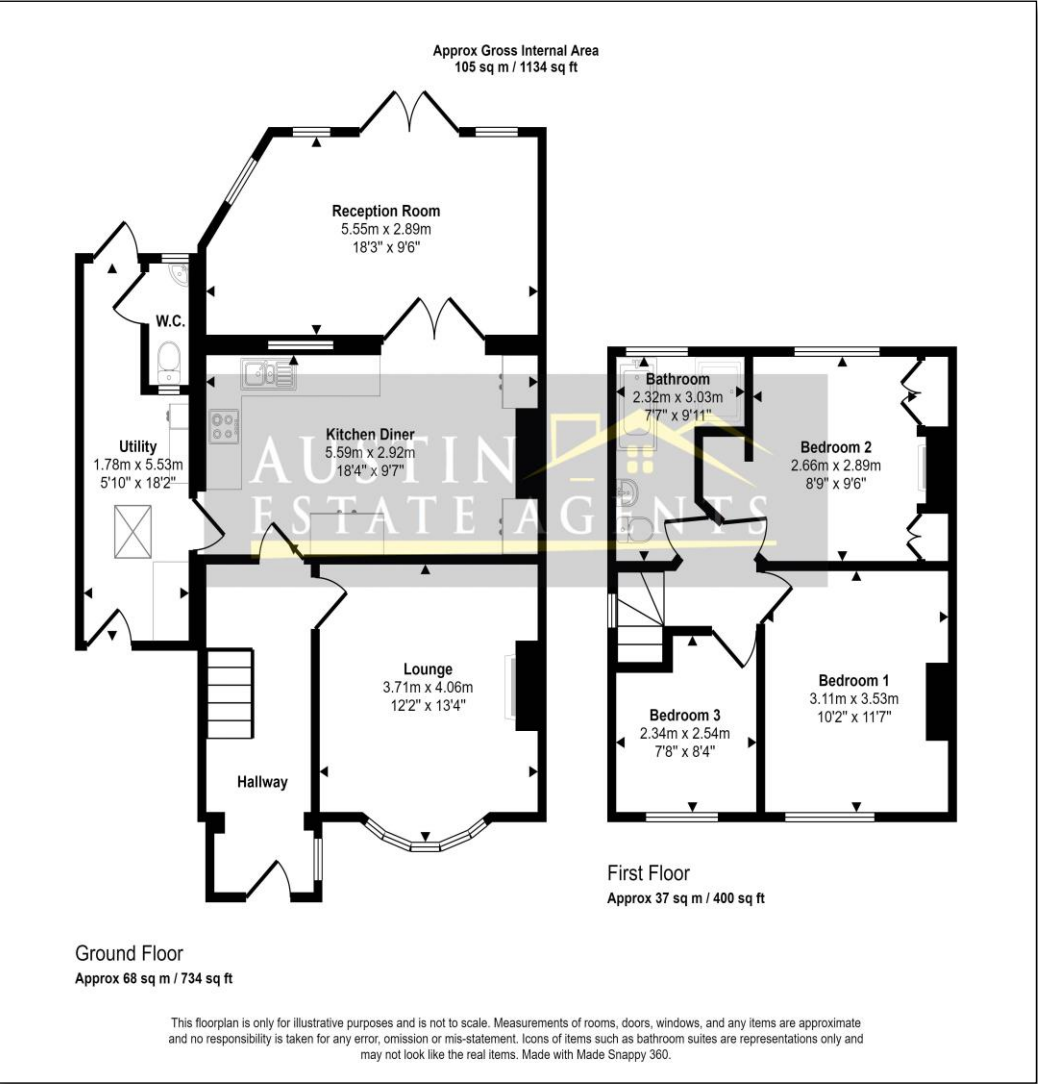




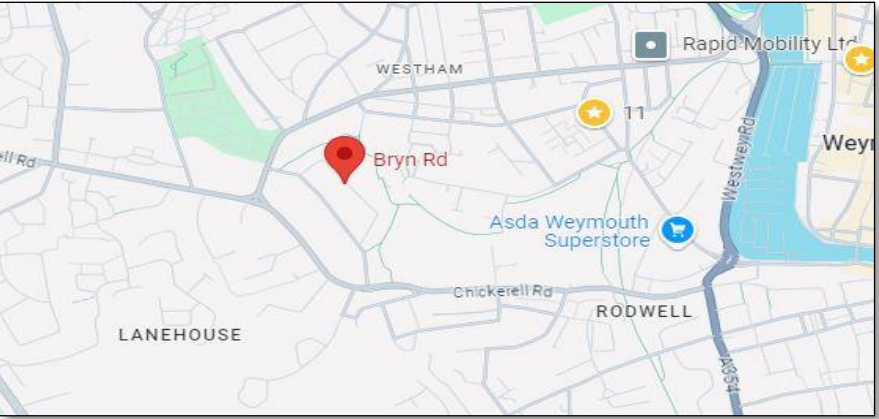




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C      TENURE: Freehold

**Austin Estate Agents** 📠 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

**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.