



AUSTIN   
ESTATE AGENTS

**Littlemoor Road**

Broadwey

Weymouth

Dorset

DT3 5NZ

**£335,000**

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## **SUMMARY**

- Semi Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Light & Airy Lounge
- Modern Kitchen / Diner
- Separate Utility and Ground Floor WC
- Contemporary Shower Room
- Double Glazing & Gas Central Heating
- Driveway & Garage
- Well Maintained Front & Rear Gardens





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch**

**Entrance Hallway**

**Lounge** 10' 11" max x 11' 11" max (3.32m max x 3.62m max)

**Kitchen / Diner** 16' 8" max x 14' 7" max (5.09m max x 4.44m max)

**Utility Room** 7' 7" x 10' 2" (2.30m x 3.09m)

**WC** 6' 2" max x 3' 3" max (1.87m max x 0.98m max)

**Storage Room** 7' 10" x 5' 1" (2.38m x 1.56m)

### FIRST FLOOR

**First Floor Landing**

**Bedroom One** 10' 2" x 10' 8" (3.09m x 3.24m)

**Bedroom Two** 9' 9" x 10' 11" (2.98m x 3.34m)

**Bedroom Three** 6' 1" x 7' 0" (1.86m x 2.14m)

**Shower Room** 6' 3" max x 6' 11" max (1.91m max x 2.10m max)

### OUTSIDE

**Front Garden**

**Driveway & Garage**

**Rear Garden**

## THE PROPERTY

We are pleased to offer a beautifully presented, extended semi-detached family home with front aspect lounge, spacious kitchen/diner, separate utility, ground floor WC, three bedrooms, family shower room, large garage and driveway. This property is situated in the popular location of Broadwey, located in close proximity to local transport routes and amenities whilst equidistant to both Weymouth and Dorchester town centres.

Approaching the property is a block paved driveway allowing for off road parking for two vehicles with access into the front and back garden, whilst the entrance door leads you into the property. Positioned to the front of the property is the lounge with a large window allowing an abundance of natural light. A feature fireplace completes the warm and cosy feel of the room. At the rear is a spacious kitchen/diner, fitted with a range of modern storage units and enhanced by solid wood worktop surfaces and a ceramic Belfast sink. There is ample space for additional domestic appliances including a range cooker, dishwasher and fridge freezer. The worktop surfaces have been extended to create an informal dining breakfast bar. The remainder of the room boasts a more formal dining area with a feature fireplace, double French doors offer a pleasant outlook and access to the garden and door into the garage. In turn, a door leads into the useful utility with space for further appliances, door into a store room and WC.

Ascending to the first floor, the landing area hosts doors to the three bedrooms and family bathroom. Bedrooms one and two are both double sized bedrooms with further room for bedroom furnishings whilst bedroom three is a single bedroom, currently configured as the walk-in-wardrobe/office. Completing the accommodation is the family bathroom comprising a double walk-in shower cubicle, wash hand basin & WC.

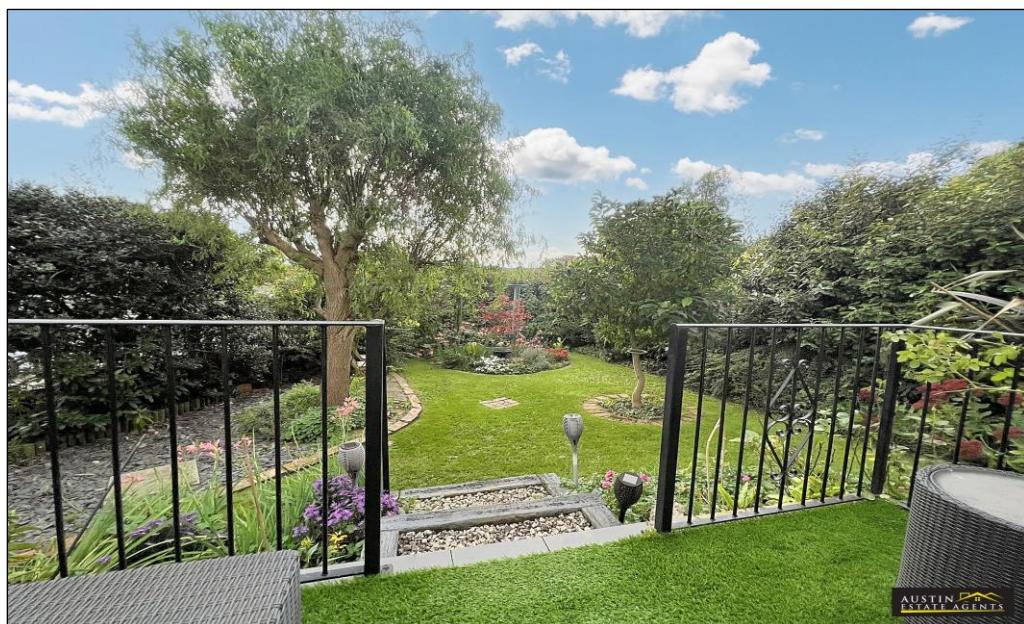
Externally, at the rear of the property is a good sized patio with decking, perfect for enjoying the afternoon sun whilst steps lead down into the large garage and side access to the drive. At the front of the property, is an artificial lawn area for seating and steps down into the front garden, offering a variety of well established shrubs.

The property is situated in the sought-after residential location of Broadwey. Transport routes are favourable; bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

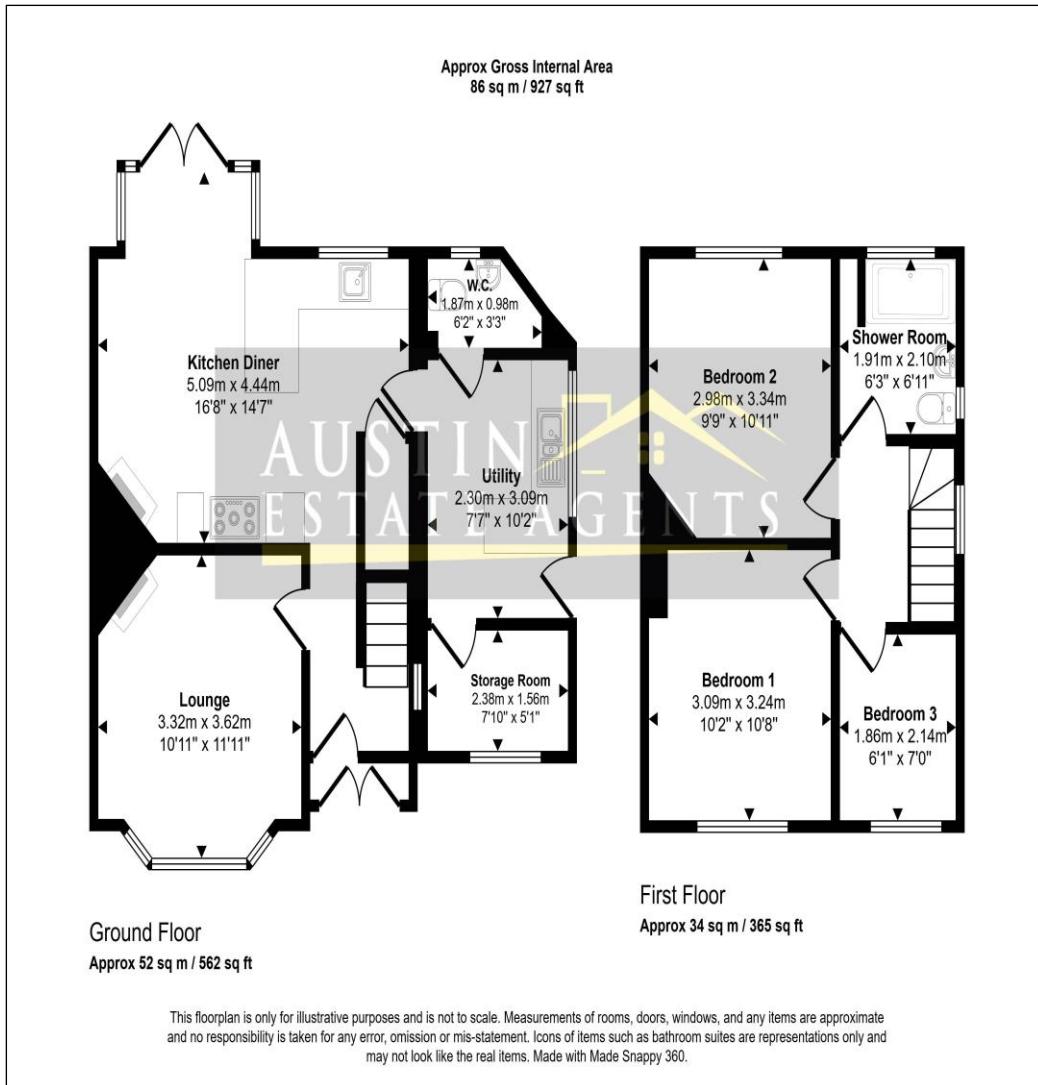
For further information, or to book an appointment to view this property, please contact Austin Estate Agents.







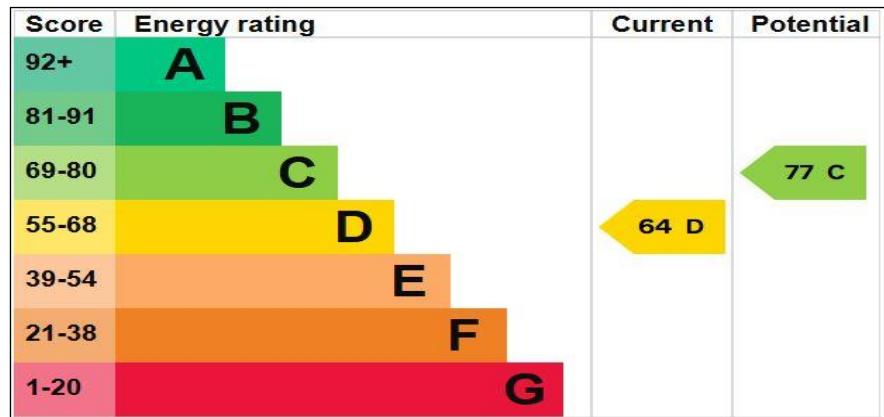
## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: B** **TENURE: Freehold**

**Austin Estate Agents** **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** **Phone: 01305 858470** **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.