



AUSTIN   
ESTATE AGENTS

## Reed View Close

Southill

Weymouth

Dorset

DT4 0EW

**Offers in Excess of £310,000**

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### SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge / Diner
- Conservatory
- Fitted Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating
- Large, Well-Maintained, Wrap Around Gardens
- Two Single Garages
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### Entrance Hallway

**Lounge / Diner** 20' 0" x 11' 6" > 14' 5" (6.10m x 3.50m  
>4.40m)

**Kitchen** 11' 6" x 8' 2" (3.50m x 2.50m)

**Conservatory** 11' 8" x 9' 0" (3.55m x 2.75m)

**Bedroom One** 14' 1" x 9' 2" (4.30m x 2.80m)

**Bedroom Two** 10' 6" x 8' 8" (3.20m x 2.65m)

**Bathroom** 7' 1" x 5' 5" (2.15m x 1.65m)

### OUTSIDE

**Front Garden**

**Side Garden**

**Rear Garden**

**Two Garages**



## THE PROPERTY

We are delighted to present to the market this detached bungalow, which is situated on a corner plot and being offered for sale with no onward chain. The property benefits from double glazing, gas central heating, a spacious lounge / diner, conservatory, fitted kitchen, two double bedrooms and family bathroom with delightful gardens and two single garages.

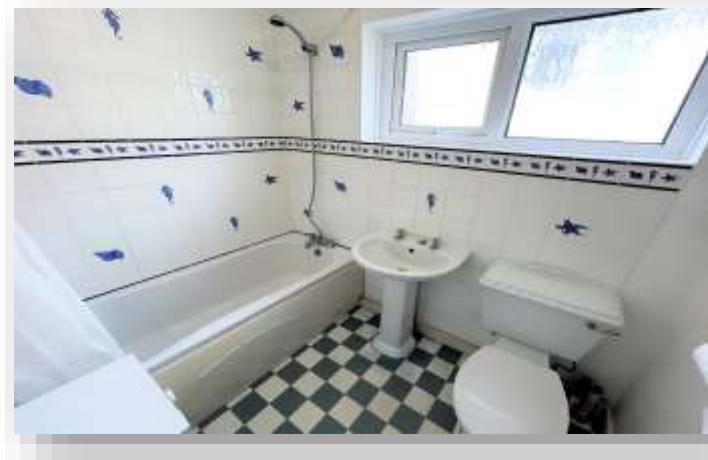
The double glazed entrance door leads into the reception hallway with doors to the lounge / diner and kitchen. The lounge / diner is spacious and enjoys a feature gas coal effect fireplace and natural light from a double glazed window to the side aspect as well as single glazed, floor to ceiling, led light windows and French doors overlooking and leading to a conservatory. The conservatory is situated to the rear of the property with double glazed windows to the side and rear aspects giving a pleasant outlook of the garden with a door giving access. The kitchen is fitted with a range of eye level and base units with an integral four ring gas hob and electric oven. There is ample space and plumbing for additional household appliances.

Accessed from an inner lobby area are the two bedrooms and bathroom. Bedroom one is a good sized double bedroom with a large double glazed window to the front. This room has the added advantage of built in wardrobes along one wall. Bedroom two is also situated to the front aspect with built in wardrobes and access to the loft. The bathroom comprises a low-level WC, pedestal wash hand basin and panelled bath with shower attachment over and complementary tiling to the walls. An obscure double glazed window to the side aspect provides natural light.

Externally, the property is situated on a larger than average corner plot. The front and side gardens are low maintenance, being predominately laid to shingle with block paved pathways and specimen planting. The rear garden is mainly laid to lawn with attractive planting to its borders. An independent double driveway leads to two single garages with up and over doors.

The bungalow is situated close by to local shops and amenities including a well-regarded primary school. The property is within walking distance of Weymouth Golf Course and is nearby to Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

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





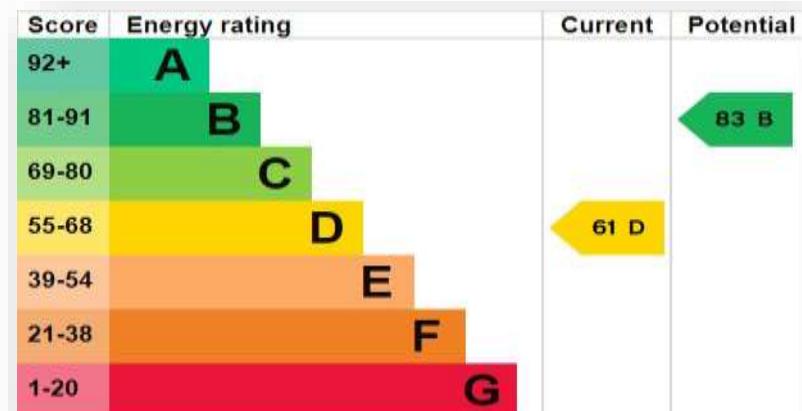
## FLOORPLAN:



## LOCATION:



## EPC:



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.