



**AUSTIN**   
**ESTATE AGENTS**

## Dennis Road

Weymouth

Dorset

DT4 0NL

Offers over £290,000

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### SUMMARY

- Semi Detached Family Home
- Some Updating Required
- Three Bedrooms
- Open Plan Lounge / Diner
- Fitted Kitchen
- Conservatory
- Family Bathroom
- Gas Central Heating and Double Glazing
- Front Garden & Driveway
- Rear Garden





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge Area 13' 3" x 12' 10" (4.05m x 3.90m)

Dining Area 9' 10" x 11' 0" (3.00m x 3.35m)

Kitchen 9' 10" x 7' 7" (3.00m x 2.30m)

Conservatory 9' 10" x 9' 6" (3.00m x 2.90m)

### FIRST FLOOR

First Floor Landing

Bedroom One 10' 2" x 12' 4" (3.10m x 3.75m)

Bedroom Two 12' 0" x 9' 0" (3.65m x 2.75m)

Bedroom Three 8' 10" x 8' 6" (2.70m x 2.60m)

Bathroom 10' 2" x 5' 5" (3.10m x 1.65m)

### OUTSIDE

Front Garden

Driveway

Rear Garden



## THE PROPERTY

We are delighted to offer for sale this spacious semi detached family home, situated in a popular residential location, close by to local shops and amenities. The property enjoys separate lounge and dining areas, conservatory, kitchen, three bedrooms and family bathroom with gas central heating and double glazing. Outside there are gardens to the front and rear with an independent driveway.

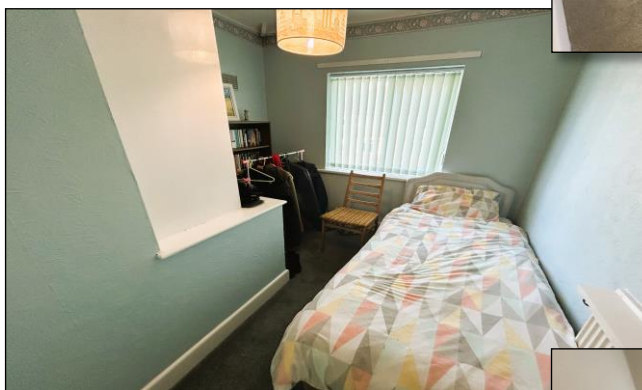
The entrance door gives access to the inviting reception hallway with stairs ascending to the first floor under stairs storage and doors to the lounge and kitchen. The lounge area is situated to the front of the property with a feature gas fireplace and a large double glazed bay window providing natural light. An archway naturally flows through to the dining room, which features patio doors leading into the conservatory. The kitchen is accessed from the dining room and is fitted with a range of eye level and base units. There is space for domestic appliances including cooker and washing machine. Natural light is obtained from a double glazed window to the rear. The conservatory enjoys a pleasant view of the garden from side and rear aspect, double glazed windows with double opening French doors providing access.

On the first floor the landing area hosts a double glazed window to the side and doors to all first floor rooms. Bedrooms one and two are well proportioned double rooms, both enjoying built in storage cupboards. Bedroom three is situated to the front of the property and is a large single room. The bathroom is a good size comprising low level WC, pedestal wash hand basin, panelled bath and independent shower cubicle with complimentary tiling to the walls and an opaque double glazed window to the rear.

Externally, to the front of the property is a low maintenance garden with an independent driveway to the side providing off parking. There is gated access to the side of the property leading to the rear garden. The rear garden is an easy to maintain area, being predominately laid to patio and shingle. Within the garden is a brick built outside toilet, ideal for a summer's barbecue, alongside a large shed / bike store.

The property is located on Dennis Road, within the popular Downclose estate, which is close by to local shops and amenities such as bus routes to surrounding areas. The picturesque inner harbour is about a mile away. 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.

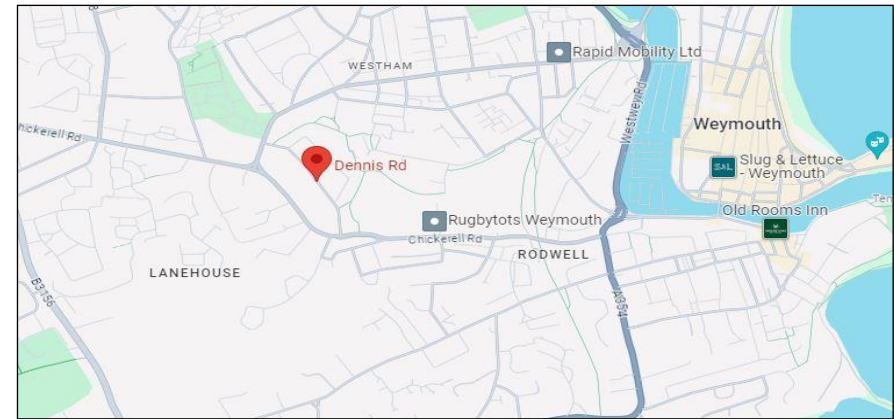




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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.