



AUSTIN   
ESTATE AGENTS

## Corporation Road

Weymouth

Dorset

DT4 0LH

£275,000

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### SUMMARY

- Semi Detached Family Home
- Extended to the Rear
- Three Bedrooms
- Spacious Lounge / Diner
- Morning Room
- Modern Fitted Kitchen
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Front Garden & Driveway
- Rear Garden





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge / Diner 23' 0" x 12' 6" (7.00m x 3.80m)

Morning Room 6' 11" x 11' 6" (2.10m x 3.50m)

Kitchen 9' 0" x 8' 10" (2.75m x 2.70m)

### FIRST FLOOR

First Floor Landing

Bedroom One 13' 7" x 10' 4" (4.15m x 3.15m)

Bedroom Two 9' 2" x 11' 2" (2.80m x 3.40m)

Bedroom Three 8' 8" max x 8' 8" max (2.65m max x 2.65m max)

Bathroom 5' 11" x 8' 6" (1.80m x 2.60m)

### OUTSIDE

Front Garden & Driveway

Rear Garden

## THE PROPERTY

Austin Estate Agents are pleased to offer for sale this semi-detached family home, which has been extended to the rear providing additional living accommodation. The property benefits from a spacious lounge / diner, modern fitted kitchen, morning room, three bedrooms and family bathroom with double glazing and gas central heating throughout. Outside the property further offers gardens to the front and rear as well as driveway to the side for off road parking.

An entrance door gives access to a reception hallway with stairs ascending to the first floor and doors leading to the lounge / diner, kitchen and a useful storage cupboard. The lounge / diner is a spacious room running the length of the property with a front aspect, double glazed window and fireplaces to the lounge and dining areas as well as attractive alcove features along one wall. At the rear an opening naturally flows into the morning room, an exceptionally bright and airy room with a side aspect window and large patio doors overlooking and giving access to the rear garden. The kitchen boasts a modern range of matching eye and base level units, integral four ring gas hob, electric oven and concealed extractor fan. There is space and plumbing for additional domestic appliances. An understairs storage cupboard provides further storage. A side aspect window gives natural light and a double glazed door gives access to the side of the property.

The first-floor hosts three bedrooms and the family bathroom. Bedrooms one and three are found to the front and bedroom two and the bathroom to the rear, all enjoying good natural light from double glazed windows. The family bathroom is a well-proportioned room offering a modern suite, comprising a low-level WC, pedestal wash hand basin, P-shaped bath with shower over and complementary tiling.

Externally, to the front is an enclosed garden area with an independent driveway provides off-road parking to the side. There is separate access to the side of the house, passed a glass lean to / greenhouse, leading to the rear garden. The rear garden is mainly laid to hardstanding with a vast selection of plants and shrubs to the borders.

The property is situated in the popular location of Westham, close by to local shops and amenities, including bus routes to surrounding areas. It is within comfortable walking distance of Weymouth Town Centre, the Inner Harbour and beaches.

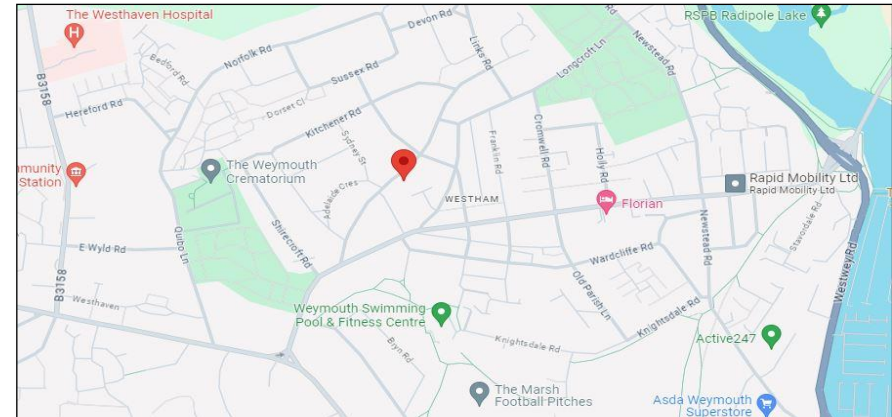
For further information, or to make an appointment to view this family home, please contact Austin Estate Agents.



## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B**

**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.