



AUSTIN  ESTATE AGENTS

Rowan Close

Southill

Weymouth

Dorset

DT4 9UW

£240,000

SUMMARY

- Terraced Home
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen / Diner
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- Gardens to the Front & Rear
- Allocated Parking Space
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 13' 9" max x 14' 1" (4.20m max x 4.30m)

Kitchen / Diner 13' 9" x 9' 4" (4.20m x 2.85m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 8" x 10' 10" (3.25m x 3.30m)

Bedroom Two 12' 8" x 8' 0" (3.85m x 2.45m)

Shower Room 7' 7" x 5' 5" (2.30m x 1.65m)

WC

OUTSIDE

Front Garden

Rear Garden

Allocated Parking Space

THE PROPERTY

We are delighted to introduce to the market this fabulous two bedroom terraced home, which is offered for sale with no onward chain and situated within the highly sought-after location of Southill, Weymouth. The property has been well maintained and enjoys a modern fitted kitchen and shower room, we feel it would make a perfect first time buy and, as such, Austin Estate Agents would recommend internal viewing.

Access to the property can be found via an initial entrance porch, with ample space to hang shoes and coats upon entering the property. A door leads into the entrance lobby with stairs ascending to the first floor and a door to the lounge. The lounge is spacious with a front aspect double glazed window allowing for plenty of natural light. The kitchen / diner, accessed at the rear of the lounge, offers a good range of contemporary wall and base level units with space for additional kitchen appliances and a dining table. A double glazed window and door overlook and give access to the rear garden.

The first floor accommodation features two double bedrooms, shower room and separate WC. The shower room is modern and comprises a double width shower cubicle, a low-level WC and a wall mounted wash hand basin. A separate WC can be found adjacent to this room.

Externally, there are gardens to the front and rear. The front garden is mainly laid to lawn with a pathway to the entrance porch. The rear garden is also predominantly laid to lawn with a greenhouse being included in the sale. At the foot of the garden is a rear entrance gate providing additional access. We have been informed that the property further benefits from an allocated parking space.

The property is located in Southill where there are local shops and amenities close to hand, including a well-regarded primary school. Weymouth town centre, with its many restaurants, bars and theatre is a short drive away. Weymouth relief road, providing access to Dorchester and the A35, is also within close proximity.

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



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.