



Instinct Guides You



Westdowne Close, Weymouth, Dorset DT4 0RW £280,000

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A THREE BEDROOM GEORGIAN STYLE house situated on a large CORNER PLOT with GARAGE being sold with NO ONWARD CHAIN in Weymouth. This well proportioned family home is located in Westdowne Close being with in approximately a mile from Weymouth Town Centre, Harbourside and amenities with local schools and a variety of shops near by. The accommodation in brief comprises entrance hallway, cloakroom, lounge with double doors to front garden and large kitchen/diner. To the first floor are three bedrooms the master with a walk in wardrobe and family bathroom. Outside the property is sat on a corner plot with mature garden stretching around the property with garage and parking.

Door Into:-

Hallway

Stairs rising to first floor. Radiator. Understairs storage cupboard. Coved ceiling. Doors to:-

Cloakroom

Comprising close coupled WC. Wall mounted wash hand basin. Extractor fan.

Lounge 14'7 x 12'9 (4.45m x 3.89m)

Coved ceiling. Feature fireplace with gas point. Picture rails. Radiator. Sealed unit double glazed french doors out to garden. Door to:-

Kitchen/Diner 21'0 x 9'1 (6.40m x 2.77m)

Fitted kitchen comprising limed oak style wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink. Built in oven. Inset gas hob with extractor hood over. Tiling. Space for washing machine and upright fridge freezer. Radiator. Coved ceiling. Rear aspect sealed unit double glazed window. Door to garden.



Bedroom Two 12'1 x 9'9 (3.68m x 2.97m)

Dual aspect sealed unit double glazed sash windows. Radiator. Built in wardrobe.



Bedroom Three 8'7 x 6'3 (2.62m x 1.91m)

Rear aspect sealed unit double glazed sash window. Radiator.



First Floor Landing

Loft access. Coved ceiling. Airing cupboard housing hot water cylinder. Doors to:-

Bedroom One 14'7 x 12'1 (4.45m x 3.68m)

Dual aspect sealed unit double glazed sash windows. Radiator. Walk in and built in wardrobes. Picture rail.



Bathroom

Suite comprising panelled bath with shower over. Close

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coupled WC. Pedestal wash hand basin. Tiling to walls. Radiator. Front aspect sealed unit double glazed sash window.



Front Garden

Decorative paved front garden with a variety of planting and shrubs.



Rear Garden

Large mature garden with initial patio area leading to lawn with various planting and trees including Ash, Hawthorne, Sycamore, White Beam, Holm Oak, Cypress and Lime. Gated access to front. Door into garage.



Garage & Parking

Pitched roof garage with double wooden doors, power and light. Door to garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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