



Vines Place
Weymouth

 PARKERS
PROPERTY CONSULTANTS & VALUERS



Parkers are delighted to offer for sale this immaculately presented three bedroom semi detached property ideally situated within Weymouth. The property enjoys generous living accommodation and has been recently decorated and carpeted throughout and benefits from a newly fitted bathroom and en-suite. In addition to its favourable size and location, the property offers a garage, off road parking for two cars and an enclosed garden to the rear that enjoys a sunny aspect.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.



- Entrance is gained via a spacious hallway that is finished with high quality wood effect flooring and offers access to both principal rooms and the ground floor cloakroom.
- The property boasts generous living accommodation comprising a light and airy sitting room that offers tasteful décor and features an attractive fireplace that houses a coal effect gas fire.
- The fabulous kitchen/diner is a true feature of the property, enjoying a spacious and social feel, lending itself perfectly to modern living. The kitchen boasts a comprehensive range of fitted units that provide ample storage options together with a selection of integral appliances. The dining area provides the perfect space for family dining and entertaining and provides access to the garden via a set of rear aspect French doors.



- Stairs rise to the first floor where the lovely style and presentation of the property continues to the three good size bedrooms, the master benefiting from an abundance of storage options and newly fitted en-suite facilities. Also situated on the first floor is the family bathroom, tastefully fitted with a suite comprising a low level wc, a vanity sink unit with storage below and a panel enclosed bath with shower attachment over.
- The property boasts wonderful outside space, offering a beautifully maintained enclosed garden that houses a wide variety of mature plants and shrubs. A patio area abutting the property together with an area of decking and the rear of the garden provide the ideal space for relaxing and alfresco dining. There is a summerhouse, gated off road parking and a garage with power, light and roof storage.

Room Dimensions:

Sitting Room	4.11m x 3.94m (13'06" x 12'11")
Kitchen	3.45m x 2.90m (11'04" x 9'06")
Family Room	5.26m x 3.71m (17'03" x 12'02")
Bedroom One	3.38m x 3.20m (11'01" x 10'06")
Bedroom Two	3.89m x 2.97m (12'09" x 9'09")
Bedroom Three	3.00m x 1.91m (9'10" x 6'03")

Services:

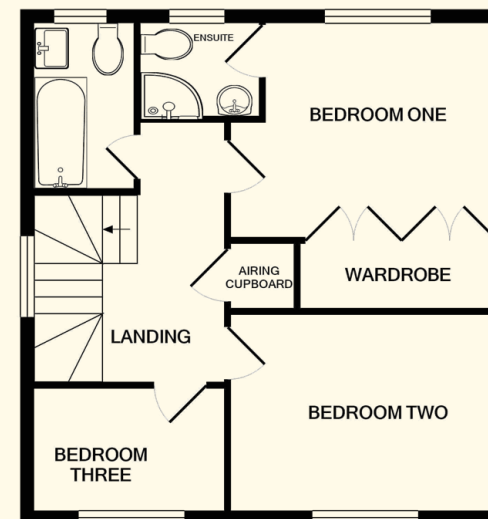
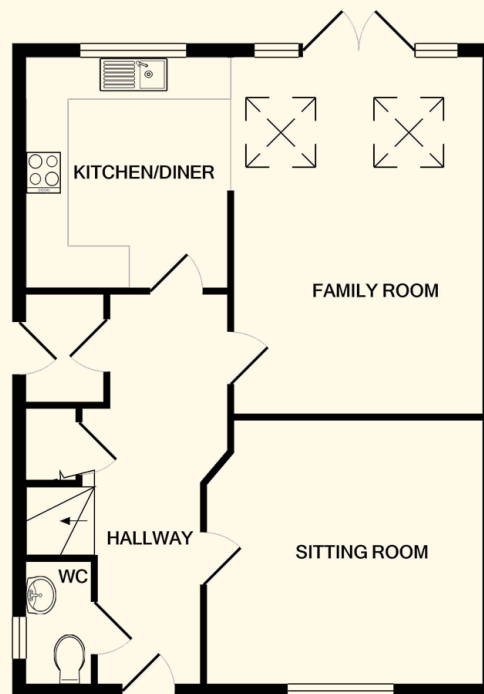
Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970
We are advised that the council tax band is D

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers Tel: 01305 340860



TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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