



Buddleia Close, Weymouth, Dorset, DT3 6SG

A modern semi-detached family home situated within a cul-de-sac in the Preston Downs area.

Guide Price £245,000



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**A modern semi-detached family home
situated within a cul-de-sac in the Preston
Downs area.**

A modern semi-detached family home
Three bedrooms
Modern kitchen/breakfast room
Enclosed garden
Garage and driveway
Cul-de-sac location

Accommodation - Please see floor plan.

Viewing - Strictly by appointment.
Poundbury office on 01305 251154

The Property

A modern semi-detached family home situated on a development of similar homes within a cul-de-sac in the Preston Downs area of Weymouth.

This well presented property provides a well proportioned interior with an entrance hall, cloakroom, sitting room with an understairs storage cupboard, modern fitted kitchen/dining room comprising of a range of wall and floor mounted units with worktops over, a fitted electric oven with gas hob and extractor hood above and a ceramic tiled floor.

To the first floor there is a master bedroom with fitted wardrobe cupboards. There are two further bedrooms, airing cupboard, access to a loft area and a fitted family bathroom.

To the front of the house there is a small laid to lawn area and a paved driveway providing off road parking, the drive also provides access to a garage with up and over door.

To the rear there is an enclosed laid to lawn garden with shrub borders and a decked area. Outside tap. Timber gate to side providing pedestrian access.

The house benefits from Upvc double glazing, and a gas fired central heating system.

Situation

The property is situated in the Preston Downs area of Weymouth. There is a range of amenities nearby including chemists, doctor's surgery, newsagents, post office, garden centre, hairdressers and a variety of food takeaways.



The County town of Dorchester has a great selection of both independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour. Weymouth also provides the opportunity to enjoy a range of sailing and water sport activities and walks along the Jurassic Coastline.

Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

Directions

From Dorchester take the A354 south towards Weymouth. At the Bincombe Bumps roundabout take the 2nd exit sign posted Littlemoor/Preston. At the next roundabout take the first exit and follow the road for approximately a mile and take the turning into Louviers Road (just before the garden centre) then take the right hand turning into Buddleia Close and then the property will be located in the 2nd left hand corner.

Services

Mains gas, electric, water and drainage. Gas fired central heating.

Local Authority

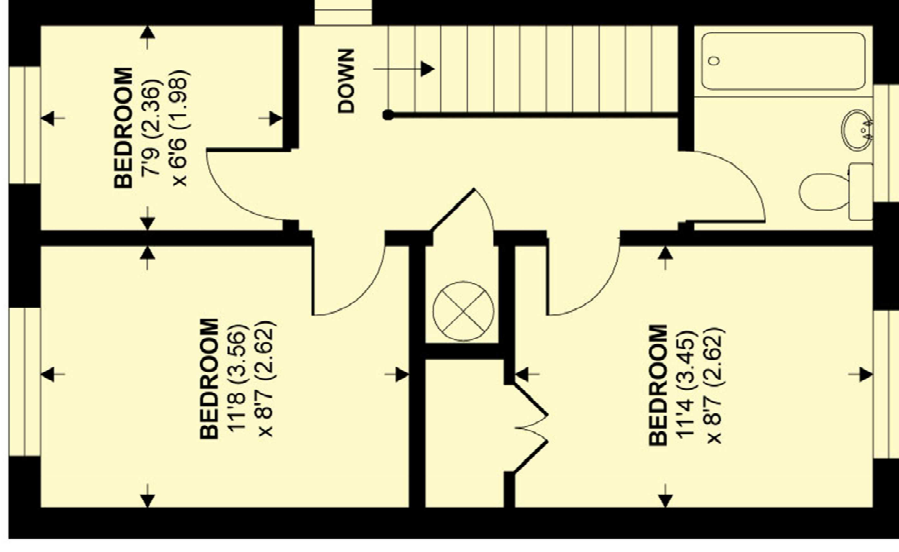
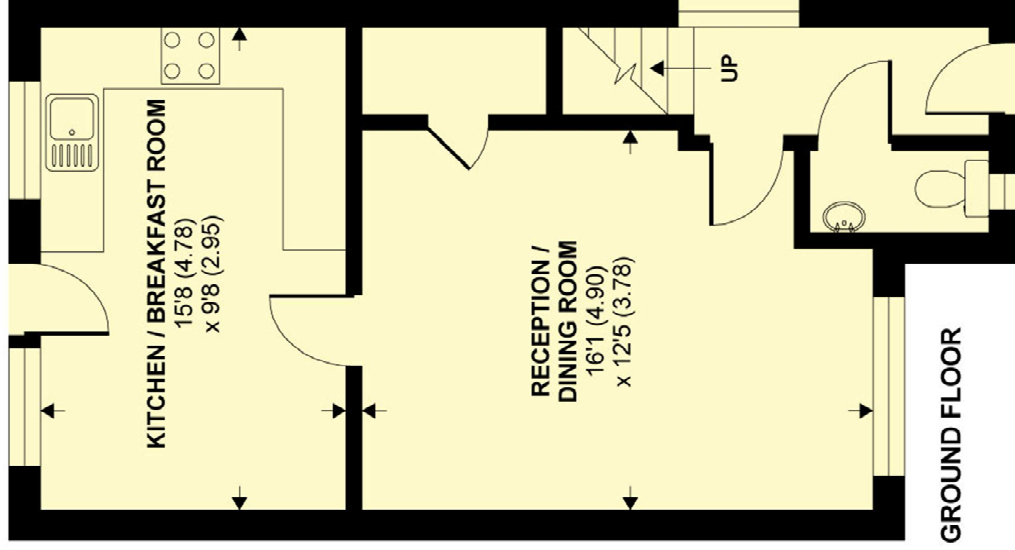
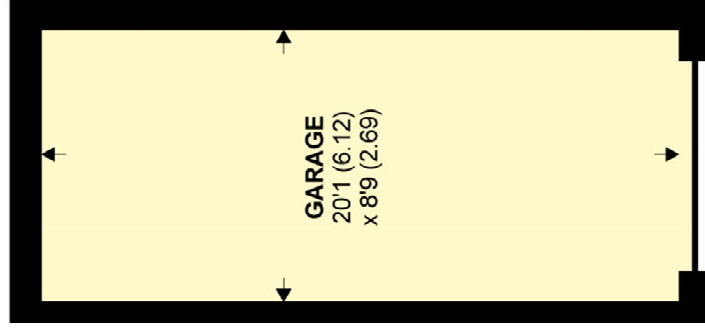
Weymouth and Portland Borough Council - 01305 838000.

PGS/07/02/2018

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 1027 SQ FT 95.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.