



**The Doves**  
Weymouth, DT3 5SQ

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**Asking Price**  
**£205,000 Freehold**





# The Doves

Weymouth, DT3 5SQ

- No Onward Chain
- Two Allocated Parking Spaces
- Private Enclosed Rear Garden
- Local Amenities Nearby
- Kitchen/Diner
- Ideal First Time Buy or Investment
- Gas Central Heating
- Double Glazed Throughout
- Well Presented
- Short Walk To Bus Routes







A FANTASTIC TWO-BEDROOM HOME in Broadway, featuring a SPACIOUS KITCHEN/DINER, COMFORTABLE LOUNGE, and OFF-ROAD PARKING. Located in The Doves, close to SHOPS, SCHOOLS, and TRANSPORT LINKS to Weymouth and Dorchester. With FRONT AND REAR GARDENS plus TWO ALLOCATED PARKING SPACES, this property is PERFECT FOR FIRST-TIME BUYERS.



Stepping through the front door, you enter a well proportioned entrance hall. Stairs lead to the first floor, and a door that leads directly into a spacious living room, perfect for relaxing or entertaining. The living

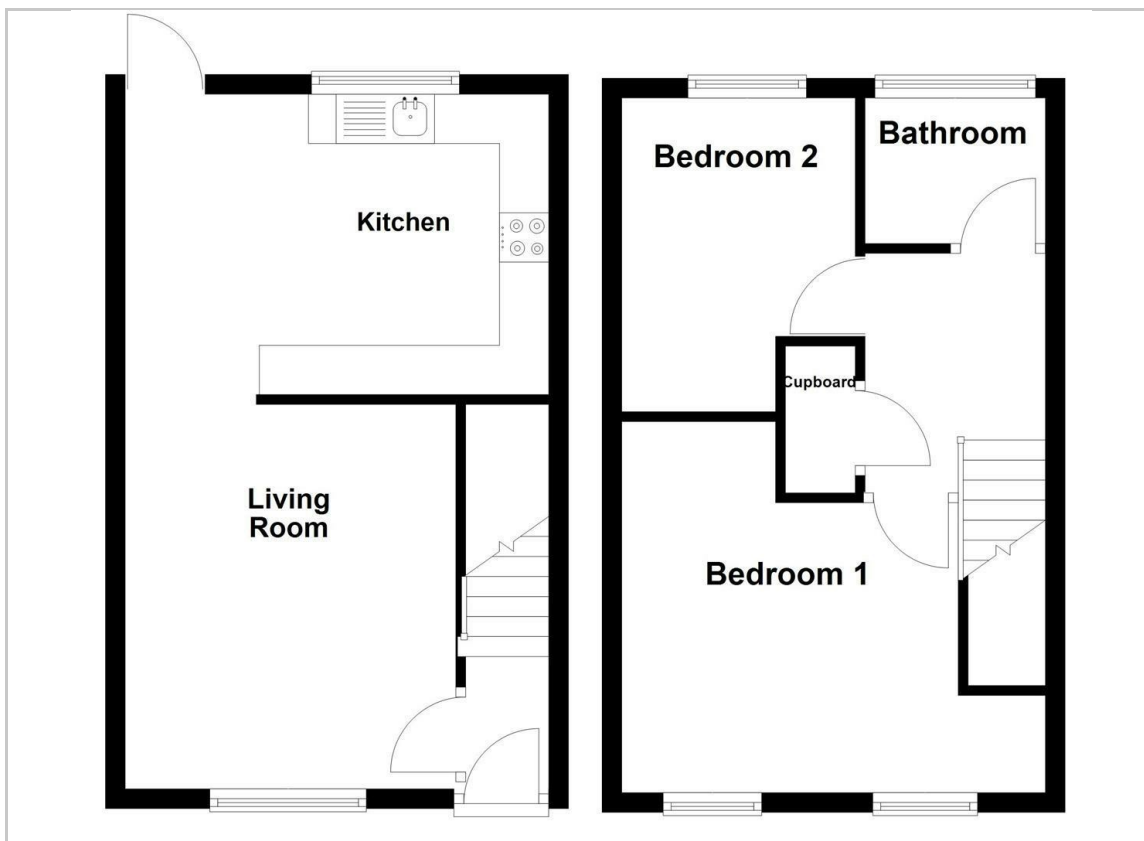


room enjoys a large, westerly facing window which floods the room with afternoon sunlight.

From here, you move seamlessly through to the open plan kitchen, which is positioned at the rear of the property. The kitchen offers a practical layout with ample worktop space, room for appliances & a breakfast bar, making it ideal for everyday cooking and dining. A door leads onto the rear garden and out to the allocated parking.

Head upstairs to find two well-proportioned bedrooms. Bedroom One sits at the front of the property and provides generous space for a double bed and storage. Meanwhile, Bedroom Two, located at the rear, is perfect as a guest room, child's bedroom, or home office. A bathroom serves both rooms, and there's a handy cupboard on the landing for additional storage.





**Lounge**  
13'4" x 10'2" (4.07 x 3.12)

**Kitchen/Diner**  
13'4" x 9'2" (4.07 x 2.81)

**Bedroom One**  
13'4" > 10'3" x 11'4" (4.07 > 3.14 x 3.47)

**Bedroom Two**  
11'3" x 6'10" (3.43 x 2.1 )

#### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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