



Instinct Guides You



## Merredin Close, Weymouth £220,000

- No Onward Chain
- Two Double Bedrooms
- Off Road Parking
- Well Proportioned Mature Garden
- Close To Bus & TRAIN Links
- Amenities & Shops Nearby
- Modern Shower Room
- Cul-De-Sac Position



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Situated in a convenient quiet Cul-De-Sac with easy access to both Weymouth & Dorchester, this well-presented home offers off-road parking, an open-plan living space and an attractive rear SOUTH WESTERLY garden.

Inside, the hub of the home is certainly the lounge, bathed in natural light thanks to a large window and door that leads to the rear garden. The room is well-proportioned with ample space for furniture. The door opens onto decking helping to merge the boundaries between home and garden.

Adjacent is a well-appointed kitchen that benefits ample units and work surfaces with room for white goods.

Leading up from the hallway to the first floor are two bedrooms and the family shower room.

Bedroom one is a generous double room with plenty of space for furnishings, and enjoys pleasant views over the rear garden. Bedroom two is an additional double room that benefits from a built-in cupboard over the stairs.

The shower room finishes the home perfectly. Finished to a modern standard it comprises a shower cubicle, wash hand basin and w.c. set in a vanity unit, and heated towel rail, all tied together with decorative panelling and flooring.

The rear garden is a true gem, with the decking area adjoining the house offering an excellent place to enjoy the sunny aspect or entertain, before stepping on to a lawn bordered by new fencing, small trees and shrubs.

At the front of the property is off road parking for two cars.

The Area - the home boasts a practical position close to bus and rail links that service Weymouth, Dorchester and the broader area. Schools and amenities are also close by with a number of attractive country walks in close proximity, featuring stunning views over Weymouth Bay.



## Room Dimensions

**Living Room 14'6" x 12'7" (4.43 x 3.86)**

**Kitchen 9'11" x 6'9" (3.03 x 2.08)**

**Bedroom One 12'7" x 8'0" (3.86 x 2.46)**

**Bedroom Two 12'8" max x 9'5" max (3.87 max x 2.88 max )**

**Shower Room 6'7" x 6'3" (2.01 x 1.91)**



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 <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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