



Instinct Guides You



## Bridlebank Way, Weymouth £240,000

- Off Road Parking
- Private Rear Garden
- Kitchen/Diner
- Two Double Bedrooms
- Garage
- Close To Amenities
- Transport Links Near By
- Well Presented



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Located in the popular residential area of Broadway, this well-presented two double bedroom terraced home offers a practical layout with the added benefits of a GARAGE, OFF ROAD PARKING and a PRIVATE REAR GARDEN. Featuring two double bedrooms, a contemporary kitchen diner and bright living accommodation, the property suits a range of buyers seeking a home in a well-connected yet peaceful setting.

The entrance opens into a hallway that leads into a generously proportioned living and dining room, finished in soft neutral tones with a large front-facing window providing excellent natural light. The space comfortably accommodates both lounge furniture and a dining area.

To the rear, the kitchen diner is fitted with a sleek range of white cabinetry, dark worktops and some integrated appliances and space for white goods. Finished with matching tiling to complement with a rear door opening directly onto the patio and garden,

Upstairs, two double bedrooms provide comfortable sleeping accommodation. The main bedroom is located at the rear of the property and includes built-in wardrobes, while the second bedroom overlooks the front and offers further fitted storage. A well-appointed bathroom serves both bedrooms and includes a full-size bath with shower over, wash basin and WC, all finished with contemporary tiling.

The enclosed rear garden is laid to patio and lawn with space for outdoor dining or planting. A rear gate provides access to the garage, which is located in a nearby block. There is also a private off-road parking space to the front of the property.

Situated within easy reach of local amenities, schools and transport links into Weymouth and Dorchester, this home presents a superb opportunity to enjoy modern living in a sought-after Broadway location.



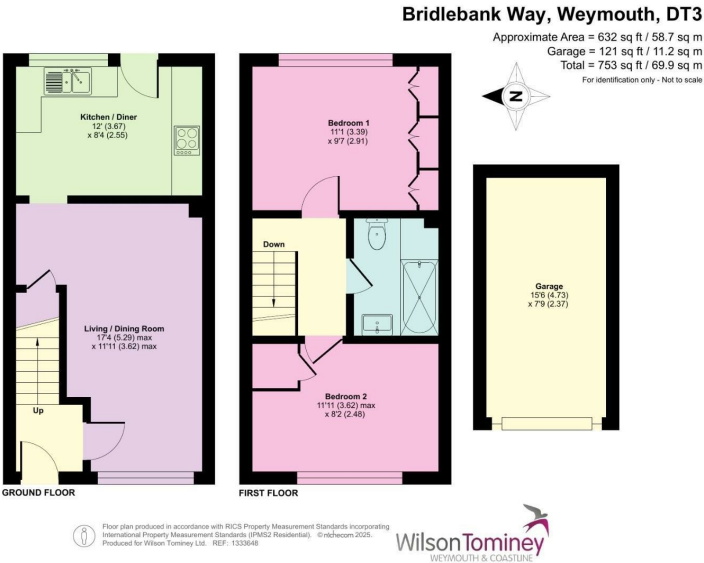
Room Dimensions

Lounge 17'4" max x 11'10" max (5.29 max x 3.62 max)

Kitchen/Diner 12'0" x 8'4" (3.67 x 2.55)

Bedroom One 11'1" x 9'6" (3.39 x 2.91)

Bedroom Two 11'10" max x 8'1" (3.62 max x 2.48)



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

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