



Instinct Guides You



Conifer Way, Weymouth £210,000

- No Onward Chain
- Two Double Bedrooms
- Southerly Aspect Garden
- Large Kitchen
- Close To Schools & Amenities
- Easy Access To Town Centre
- Southill, Weymouth
- Close To Green Space & Country Walks



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Nestled within the heart of Southill is this TWO DOUBLE bedroom home offered with no onward chain. Enjoying SOUTHERLY garden and a range of nearby amenities. The home boasts well-proportioned living accommodation, large kitchen and offers close proximity to Schools and attractive country walks.

Inside, the property retains a spacious living room with ample room for furniture, the star case rises to the first floor and a door connects the living space to the kitchen. The kitchen occupies the remainder of the downstairs space with appealing outlook onto the garden and ample space for appliances and dining table.

Upstairs, the first floor hosts both bedrooms and the family bathroom. The first bedroom spans the width of the property providing an abundance of space built in storage. The second bedroom enjoys generous proportions, also, as a double room. Conveniently adjacent is the family bathroom - complete with bath, toilet and basin. The floor also hosts a spacious storage cupboard between both bedrooms.

Externally, the home enjoys an excellently proportioned southerly rear garden with access behind. The garden dedicates itself as an attractive green space with room for an array of plants and garden furniture to captivate its' inherent sunny aspect.

A range of amenities can be found locally as well as a newly-implemented bus route to the Southill area. The immediate area hosts nearby parking pays, servicing residents with non-designated spaces as well as on-road parking.



Room Dimensions

- Kitchen/Diner 13'6" max x 9'4" max (4.14m max x 2.86m max)
- Lounge 14'0" max x 13'7" max (4.28m max x 4.15m max)
- Bedroom One 10'5" x 10'5" (3.20m x 3.18m)
- Bedroom Two 10'4" x 7'11" (3.15m x 2.42m)
- Bathroom 8'2" max x 5'3" max (2.50m max x 1.61m max)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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