Instinct Guides You

# The Rise, Weymouth
# Offers Over £300,000

- Spacious Three Bedroom Family Home
- Off-Road Parking
- Generous Rear Garden
- Cloakroom
- Conservatory
- Two Versatile Outbuildings
- Southill
- Side Access

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The Property Ombudsman

A three bedroom semi-detached family home with GENEROUS REAR GARDEN and OFF-ROAD PARKING within the desirable locale of Southill. The property enjoys a conservatory and two recently installed OUTBUILDINGS with power as well as generous proportions enhanced with open-plan living room/diner.

The home is set back via a large frontage with parking for multiple vehicles and a half-lawned front garden.

Stepping inside, sliding doors open to a convenient porch space to separate the home and the frontage with a cloakroom to the initial right.

Opposite is a spacious L-shaped living room diner, a well proportioned space with excellent floorspace for homely furnishings as well as dining space. The dining area conveniently splits off - seamlessly linking the sun room to the rear as well as the kitchen conveniently adjacent. The sun room overlooks the garden and provides additional room for seasonal versatility with the kitchen further enjoying preparation space and abundant storage.

Upstairs comprises of three well proportioned bedrooms and the family bathroom. Bedrooms One and Two front the home as excellent double rooms with bedroom two further enjoying built in storage across one wall. Bedroom Three faces the garden and is ample for a small double or comfortable double, also enjoying an integrated storage cupboard. The family bathroom finishes the floor with bath, basin and toilet.

Outside, the rear garden is a superb size with side access, too. The space hosts two newly-installed outbuildings of versatile use, both retaining power and are insulated.

## Room Dimensions

**Lounge/Diner 16'8" max > 8'1" x 23'2" max > 10'2" (5.10m max > 2.47m x 7.07m max > 3.10m)**

**Kitchen 12'0" x 8'3" (3.68m x 2.54m)**

**Conservatory 10'2" x 7'11" (3.10m x 2.42m)**

**Cloakroom**

**Bedroom One 12'6" x 10'3" (3.83m x 3.14m)**

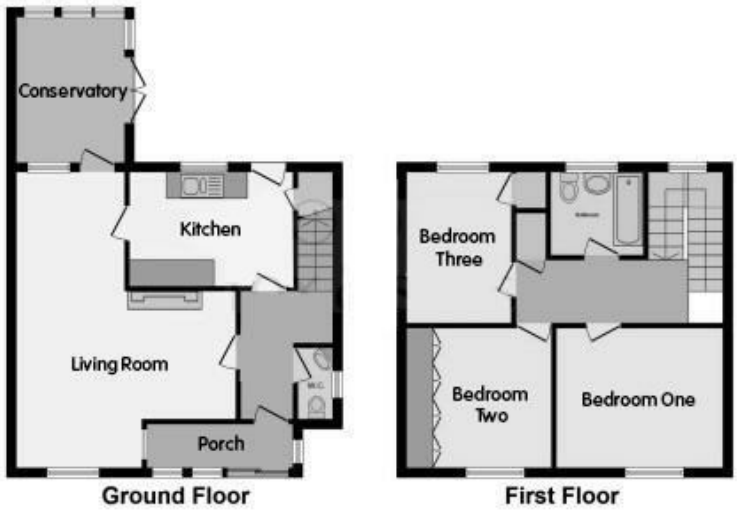
**Bedroom Two 10'2" x 8'11" plus storage (3.12m x 2.74m plus storage)**

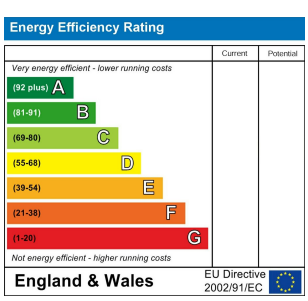
**Bedroom Three 9'4" x 7'9" (2.87m x 2.37m )**

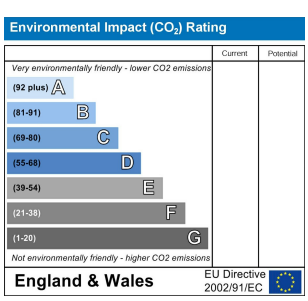
**Bathroom**

**Outbuilding One 18 x 8 (5.49m x 2.44m)**

**Outbuilding Two 18 x 8 (5.49m x 2.44m)**

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