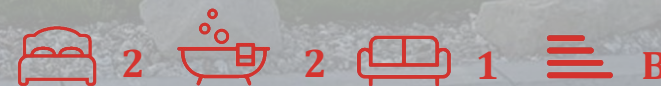




37 Miles Gardens  
Weymouth, DT3 5NH

**£420,000 Freehold**





## 37 Miles Gardens

Weymouth, DT3 5NH

A lovely modern two bedroom detached bungalow located in a quiet position in the popular village of Upwey on the outskirts of Weymouth and with good local amenities close by including a Tesco convenience store, two local pubs and a regular bus service to Weymouth and Dorchester there is also access to open countryside near by. Internally the bungalow offers well presented and proportioned modern accommodation with a contemporary kitchen with built in appliances and modern bathroom and en suite shower room. the garden has been attractively landscaped and there is parking for two cars to the side.

### Entrance Hall

Small storage cupboard

### Lounge Dining Room

19'1" x 10'9" (5.82 x 3.30)

French doors on rear garden, double aspect room

### Kitchen

10'4" x 8'10" (3.16 x 2.71)

Contemporary range of kitchen units with one and a half bowl sink unit set into worktops with drawers and cupboards below, built in appliances include double oven, 5 ring gas hob, integrated fridge freezer, washing machine and dish washer, wall mounted cupboards, Cupboard housing gas boiler.

### Bedroom 1

11'5" x 10'7" (3.48 x 3.25)

### En Suite Shower Room

Fitted with contemporary white suite with tiled shower wash hand basin and WC

### Bedroom 2

11'5" x 8'0" (3.49 x 2.46)

### Bathroom

7'0" x 6'2" (2.15 x 1.90)

Fitted with contemporary white suite offering a panel bath, wash hand basin and WC

### Gardens

Open plan garden to the front mainly laid to lawn. Attractively landscaped garden to the side partly laid to an ample patio, remainder to lawn and a well stocked border with mature shrubs, there is a path across the rear to a gravelled area with timber shed and space for bins and general storage

### Parking

Off road parking for two cars to the right of the bungalow







### **Council Tax**

Band D with Dorset Council

### **Construction**

Stone and rendered elevations under a pitched roof

### **Flood risk**

Very low flood risk from rivers sea or surface water

### **Estate Service Charge**

The Road is not adopted and the residents pay a estate service charge of £395 per annum

### **Phone and Broadband signal strength and coverage**

O2 signals are strong, 3 & Vodafone & are average, EE is poor

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not available

### **Legal 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 & 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.

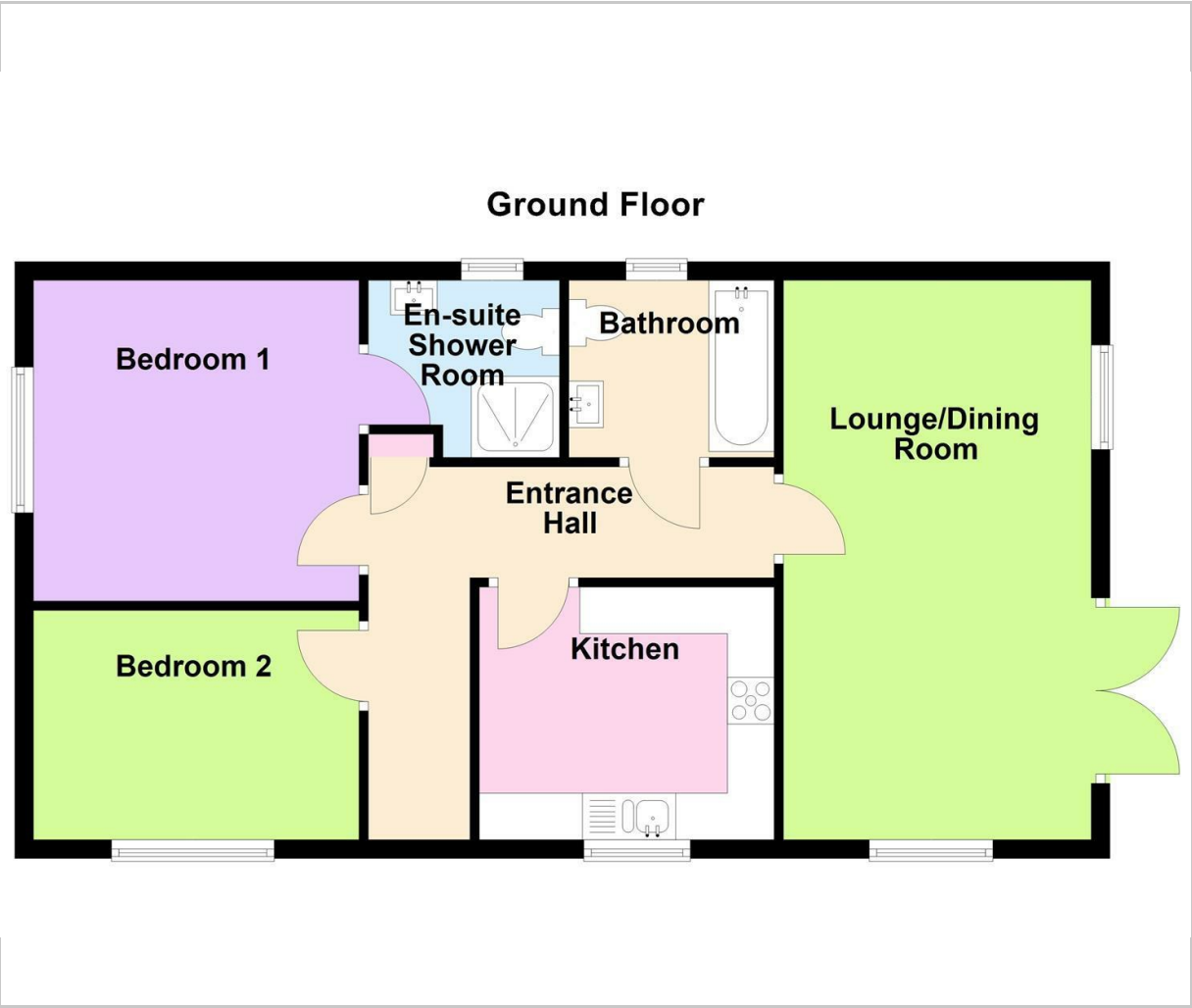
### **Utility Supplies**

Mains gas, electricity, water and drainage are connected





Floor Plan

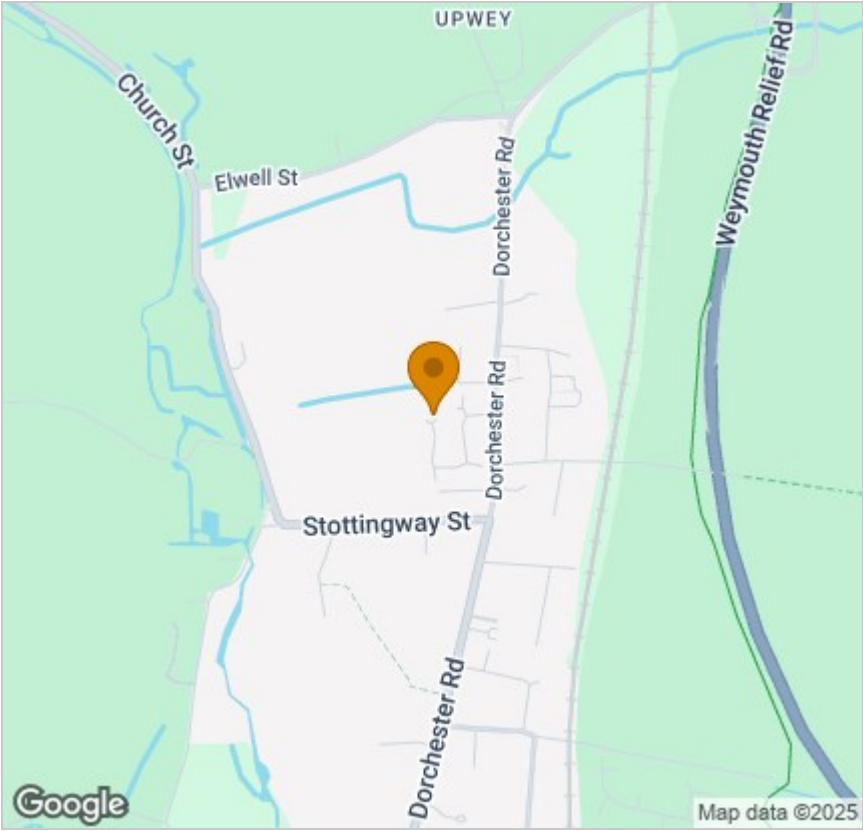


Viewing

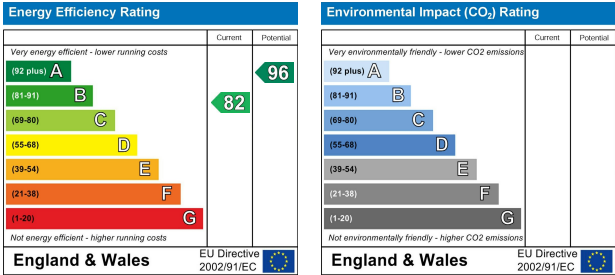
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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Area Map



Energy Efficiency Graph



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