



16 Miles Gardens
Weymouth, DT3 5NH

Asking Price £295,000 Freehold



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An attractive two bedroom semi-detached house located in this desirable cul-de-sac position at Upwey, close to local amenities and a short distance to the town centers of Weymouth and Dorchester. The property has a large UPVC double glazed conservatory and windows, gas central heating, a kitchen and bathroom, living room, a rear garden, driveway and a detached garage. Being sold with vacant possession and no forward chain.

ENTRANCE HALL

Under stair storage cupboard, and panel radiator.

KITCHEN

9'10" x 6'2" (3m x 1.9m)

Window to front, range of base and wall units, built in oven, gas hob and extractor fan, fitted fridge, plumbing for washing machine, stainless steel sink unit, panel radiator, and spot lights.

LIVING ROOM

16'0" x 12'1" (4.90m x 3.70m)

Storage cup, two panel radiators, and doors to:

CONSERVATORY

13'1" x 10'2" (4m x 3.10m)

Triple aspect, double doors and a single door to outside, and laminated flooring.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

12'1" x 9'10" (3.70m x 3m)

Window to rear, and panel radiator.

BEDROOM TWO

12'1" x 8'6" (3.70m x 2.60m)

Window to front, and panel radiator.

BATHROOM

Window to side, panel bath, low level WC, wash hand basin, tiled walls, chrome heated towel rail, and extractor fan.





OUTSIDE

18'0" x 8'10" (5.50m x 2.70m)

To the front is an attractive gravel area and a block brick driveway to the side leading to a detached GARAGE measuring 5.50m x 2.70m (18' x 8'10") with electric roller door, power and lighting and eaves storage space, there is side access to a private enclosed rear garden with a decked patio, astro turf and a rear gate.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

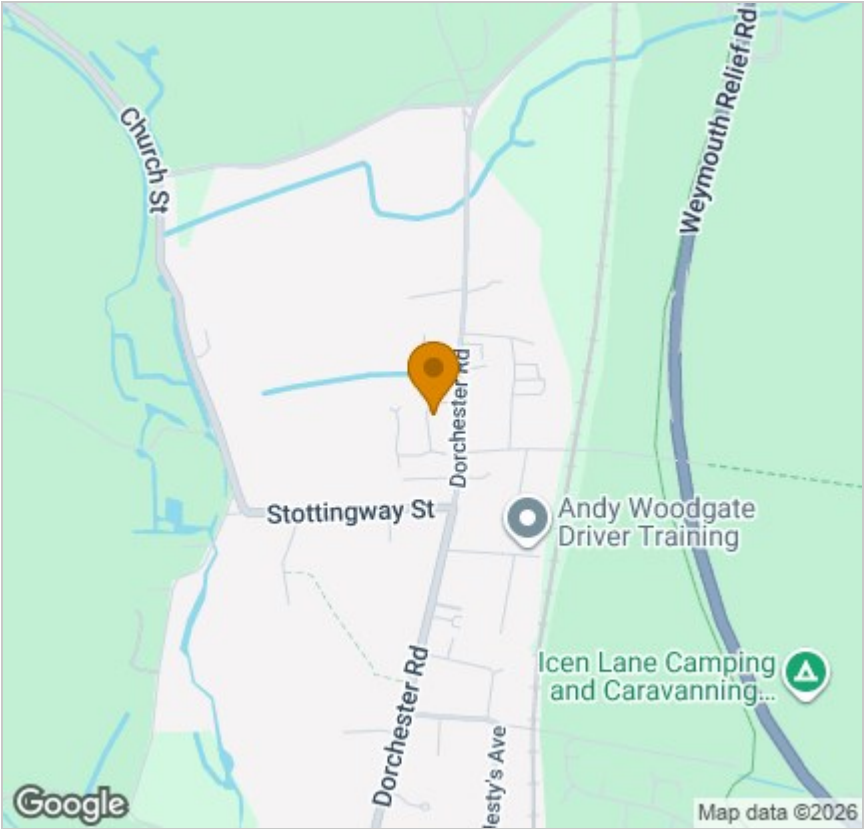


Viewing

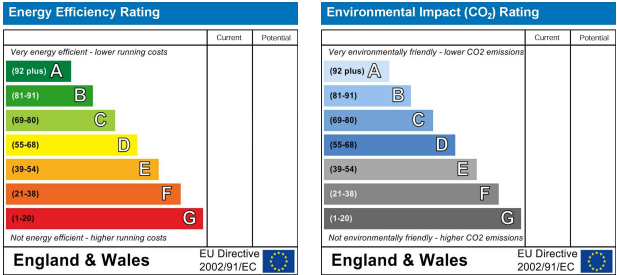
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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