

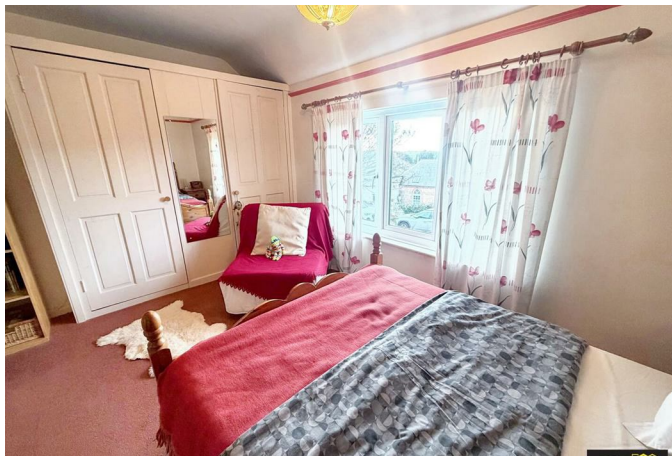


Sutton Road

Sutton Poyntz, Weymouth DT3 6BX

- Terraced Family Home
- Front Aspect Lounge
- Ground Floor Bathroom & First Floor WC
 - Double Glazing
- Fabulous Sutton Poyntz Location
- Two Double Bedrooms
 - Fitted Kitchen
 - Gas Central Heating
- Low Maintenance Gardens to the Front & Rear
 - No Onward Chain

Offers Over £270,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

11'3" x 13'10"

Kitchen

9'8" x 7'3"

Bathroom

4'3" x 5'4"

FIRST FLOOR

First Floor Landing

Bedroom One

12'8" x 10'7"

Bedroom Two

8'5" max x 10'6" max

WC

5'3" x 2'6"

OUTSIDE

Front Garden

Rear Garden

We are delighted to offer this well-presented two-bedroom home situated in the highly sought-after village of Sutton Poyntz, widely regarded as one of Weymouth's most desirable locations. This property presents an excellent opportunity to purchase an affordable home within a picturesque village setting while remaining within easy reach of local amenities and Weymouth town centre.

The accommodation comprises an entrance porch leading into a welcoming reception hallway with stairs rising to the first floor. The front-aspect lounge benefits from a large double-glazed window, allowing plenty of natural light and offering views over the front garden. To the rear, the fitted kitchen features a modern range of matching eye- and base-level units with contrasting work surfaces, space for domestic appliances, and direct access to the rear garden. A ground-floor bathroom fitted with a panelled bath and pedestal wash hand basin completes the downstairs layout.

On the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and double-glazed windows enjoying pleasant views over the surrounding

area. A separate WC completes the first-floor accommodation.

Externally, the property offers low-maintenance gardens to both the front and rear. The front garden is mainly paved with planted borders, while the rear garden is laid to paving and shingle and includes a garden shed.

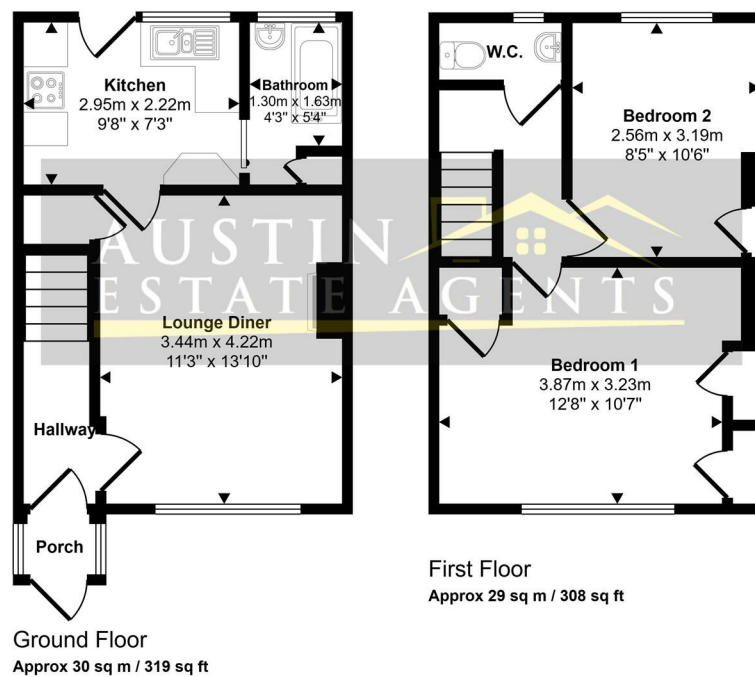
Sutton Poyntz is a charming village with a strong community atmosphere, centred around the mill pond and popular public house, with scenic countryside walks nearby. Regular bus services provide convenient access to Preston and Weymouth, where a wide range of shops, cafés, restaurants, the historic harbourside, and a mainline train station can be found.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **E**

Approx Gross Internal Area
58 sq m / 627 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.