



## St. Helier Avenue

Upwey Borders, Weymouth DT3 5DU

- Detached Bungalow
- One / Two Reception Rooms
- Family Bathroom & Separate WC
- Low Maintenance Front Garden & Landscaped Rear Garden
- Driveway for Off Road Parking
- Two / Three Bedrooms
- Modern Fitted Kitchen / Diner
- Double Glazing & Gas Central Heating
- Wholly Owned Solar Panels & Storage Battery
- Sought After Broadway Location

**Offers In Excess Of £400,000 Freehold**





## SUMMARY OF ACCOMMODATION

**Entrance Hallway**

**Lounge**

9'4" x 13'7"

**Kitchen / Diner**

18'2" x 10'4"

**Reception Room / Bedroom**

13'0" x 13'2"

**WC**

**Bedroom One**

10'9" x 8'7"

**Bedroom Two**

10'8" x 8'7"

**Bathroom**

5'2" x 7'8"

**OUTSIDE**

**Front Garden**

**Driveway**

**Rear Garden**

We are delighted to present this attractive double-fronted bungalow, located in the popular residential area of St Helier Avenue, Broadway. Tastefully decorated throughout, the accommodation includes an open-plan lounge/kitchen/diner, three double bedrooms (one currently used as a reception room), a family bathroom and an additional WC. Outside, the property benefits from a low-maintenance front garden, independent driveway and a beautifully landscaped rear garden.

The property features a spacious lounge positioned to the rear, which flows seamlessly into the modern kitchen/diner. The dining area benefits from patio doors opening onto the garden, while the kitchen is fitted with a contemporary range of wall and base units with contrasting work surfaces and space for appliances. A rear-facing window and side door provide further access and natural light.

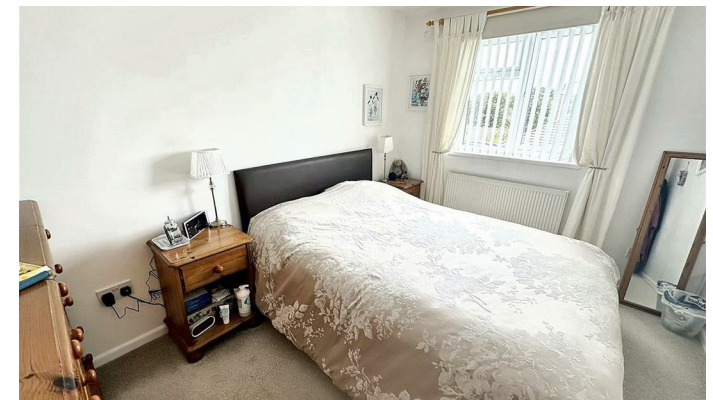
Two well-presented double bedrooms are located to the front and side of the bungalow. A further versatile reception room at the front could serve as a third bedroom and provides access to a WC with low-level WC and wall-mounted wash hand basin. The family

bathroom comprises a modern suite with low-level WC, pedestal wash hand basin and panelled bath with mains shower over, complemented by two side-facing windows.

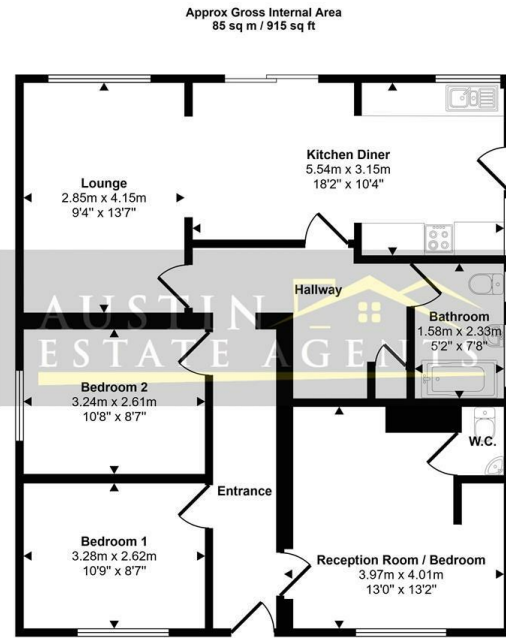
Externally, the front garden is laid to shingle, with an independent driveway providing off-road parking. The rear garden is attractively landscaped, featuring a patio area, lawn with raised planted beds and mature shrubs, along with an additional seating area at the end of the garden.

Situated in Broadway, the property is close to local shops, amenities and regular bus routes to Weymouth and Dorchester. The Weymouth relief road and Upwey mainline station, with links to London and Bristol, are also nearby.

The property benefits from a 3.7kw solar installation with a 5.12kwh home energy storage battery, saving the current owners over £900 per annum. Full MCS certification is available.



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



Floorplan

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.

### Austin Property Office

115 Dorchester Road, Weymouth, Dorset,  
DT4 7JY

### Contact

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

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.

