

**DIRECT**



**MOVES**



## **Sandpiper Way** Weymouth DT4 9DP

- 1 Bedroom Semi-Detached Home
  - Modern Kitchen
  - Desirable location
- Moments from Sea walks and Sandsfoot Beach
- Double Bedroom
- Large enclosed garden
- Close to local amenities and public transport

**Offers Over £195,000 Freehold**





### Front of Property

A charming patio walkway leads to a wooden gate providing access to the front garden, as well as a newly installed double-glazed UPVC front door opening into the...

### Porch

With a front aspect, the porch features wall-mounted utility meters, a ceiling light, and an obscured glass-panel door leading into the...

### Living Room

10'5" x 12'5"

A bright and spacious front-aspect living room featuring a large double-glazed window overlooking the garden. Additional features include ceiling coving, a ceiling light, ample power points, a radiator, and stairs rising to the first-floor landing. A wooden door leads into the...



### **Kitchen**

6'10" x 9'6"

This side-aspect kitchen is well-equipped with a range of eye-level and base units, an integrated electric oven with extractor fan above, and a stainless steel one-and-a-half bowl sink with drainer. The room also includes a built-in washing machine, is partially tiled, and has a double-glazed obscured UPVC door providing direct access to the rear garden. An open archway leads into a...

### **Utility Area**

Featuring a wall-mounted thermostat and space/plumbing for additional white goods.

### **First Floor Landing**

Includes loft access via hatch, power points, a ceiling light, and doors leading to:

### **Bedroom**

10'5" x 12'5"

A spacious front-aspect double bedroom with a double-glazed window overlooking the garden, a radiator, ceiling light, and power points.

### **Bathroom**

6'6" x 6'10"

A side-aspect, partially tiled bathroom comprising an electric corner shower with handheld head, a hand wash basin with stainless steel mixer tap, a low-level WC, extractor fan, radiator, ceiling light, and an obscured double-glazed window.

**NB**

The current owner informs us there is one allocated parking space which is numbered.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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