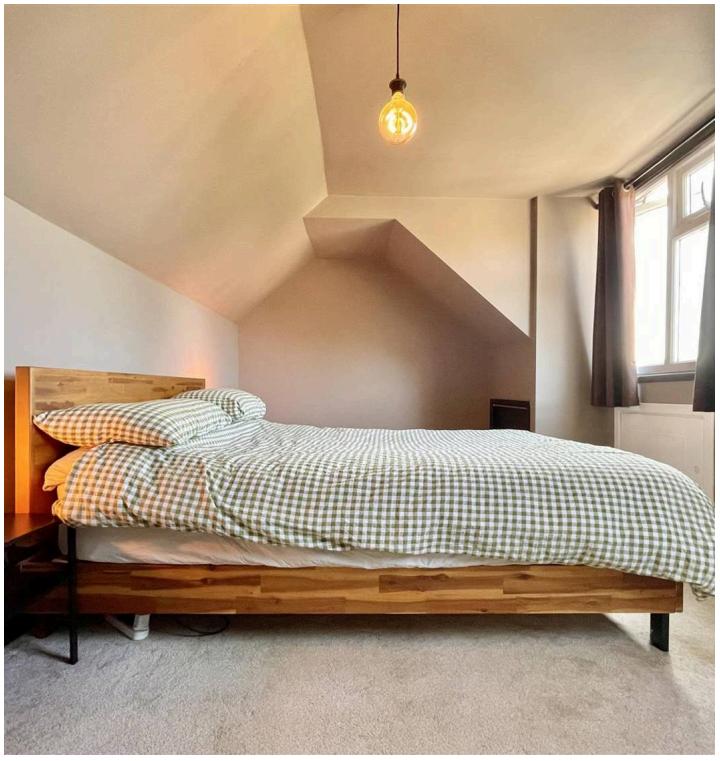


22 Dawlish Crescent, Weymouth - DT4 9JN

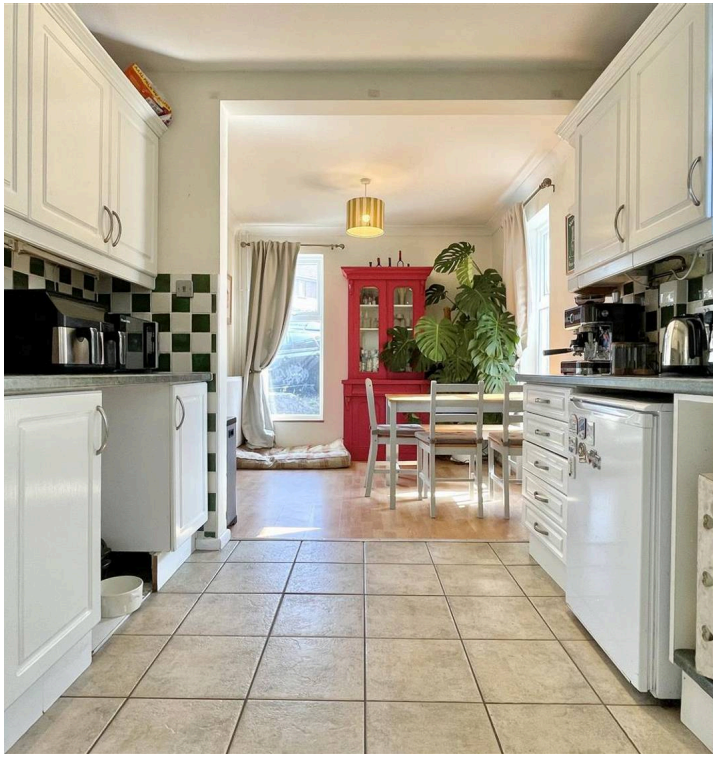
Offers Over **£275,000**

DIRECT MOVES









22 Dawlish Crescent

Weymouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious landscaped garden
- Off-road parking
- Open plan kitchen dining area
- Modern kitchen units with integrated appliances
- French doors and bi-fold doors to garden
- Bright conservatory with garden access
- Wood burning stove
- Modern bathrooms
- Built-in storage throughout
- Semi-detached traditional brick exterior

DIRECT MOVES







Entrance hall
A door opens into an under stair storage cupboard which houses the metres, stairs rise to the first floor landing a door opens into the kitchen diner and a door opens into the living room.

Sitting room
12' 10" x 10' 10" (3.90m x 3.30m)
A well proportion, rear aspect living room featuring ceiling coving, double glazed French doors open into the conservatory and a chimney stack with a log burner featuring wooden surround creates a central focal point.

Kitchen / diner
193' 7" x 9' 2" (59.00m x 2.80m)
A dual aspect kitchen diner with floor ceiling double glazed windows on the front and side aspect, a dining area with ceiling coving door into the inner hallway, the space flows seamlessly with the kitchen, the kitchen features a range of eye and base level unit with a ceramic sink, full ring gas hob, high level oven, space for white goods under the counter and a double glazed window looking onto side garden.

Conservatory
17' 1" x 16' 5" (5.20m x 5.00m)
A spacious dual aspect conservatory with sliding double glazed doors onto the rear garden decking, obscured side aspects door onto the side garden, a rear aspect double glazed window and a door opening into downstairs WC.

Wc
A side aspect WC with a low-level WC, a hand wash basin with stainless taps and a side aspect obscured window.







Bedroom 2
13' 1" x 10' 10" (4.00m x 3.30m)
A rear aspect double bedroom with a double glazed window looking onto the rear garden and surrounding greenery, two doors opens into generous built-in wardrobe spaces,

Bedroom 3
13' 1" x 9' 2" (4.00m x 2.80m)
A rear aspect double bedroom with a double glazed window overlooking the rear garden, a door opens into built-in wardrobe space with shelving and further wardrobes provide hanging rails and shelving.

Bathroom
10' 6" x 5' 11" (3.20m x 1.80m)
A well proportioned dual aspect bathroom with two obscured double glazed window, A low-level W/C, a hand wash basin with stainless mixer tap and tiled surround, a wall to wall bathtub with central stainless mixer tap and a heated towel rail.

2nd floor landing
Stairs descend to the first floor landing, doors open into built-in wardrobe, space and shelving and hanging rails serve as further wardrobe space for the master bedroom.

Bedroom 1
A rear aspect top floor bedroom, with two dorma windows looking onto surrounding greenery, a door opens into eaves access







REAR GARDEN

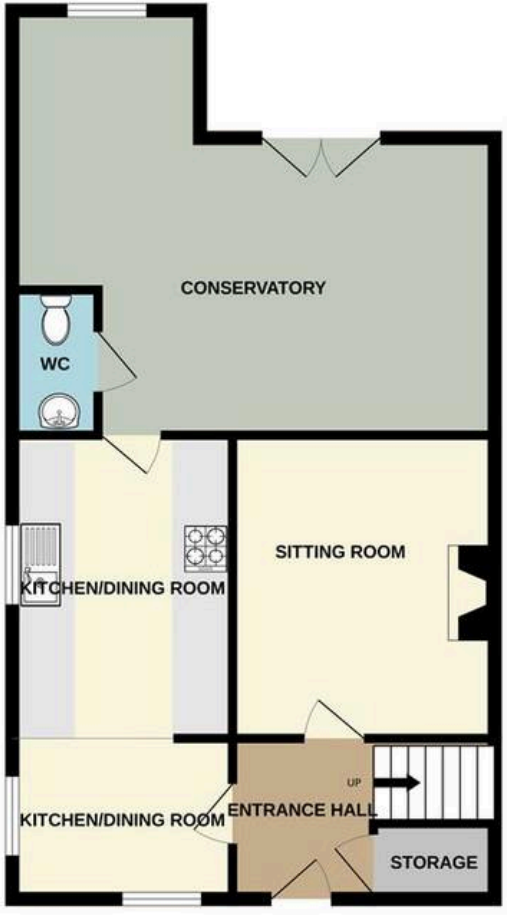
A generously proportioned South Westerly facing rear garden. Upon entering the space via sliding doors from the conservatory a raised decking area leads onto concrete pathway which runs throughout lawn and planter areas, a wooden gate opens into the side garden and, to the rear, a large gravel area leads through attractive trees and strawberry, a gate to the rear provides access onto a green/ park.

DRIVEWAY

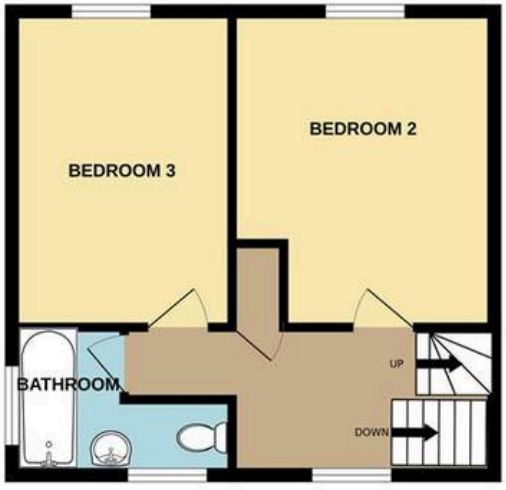
2 Parking Spaces

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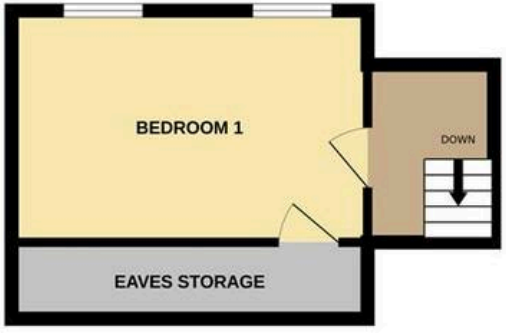
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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