



Instinct Guides You



Spring Avenue, Weymouth, Dorset DT4 8XA
£450,000

- Moments From Brewers Quay
- Large Period Home
- Four Double Bedrooms
- Close To Local Amenities
- Westerly Garden
- Two Reception Rooms
- Kitchen/Diner
- Spring Avenue



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A spacious period four double bedroom semi detached home offering two reception rooms, a modern bathroom, westerly rear garden and an open plan kitchen diner, ideally positioned just a short stroll Weymouth Harbour, the Nothe and a selection of popular cafés and eateries at Brewers Quay. The property combines generous accommodation with a superb coastal location, making it an excellent choice for family living.

Stepping through the brick archway porch, an inviting and spacious entrance hallway sets the tone for the home, providing access to all ground floor accommodation with stairs rising to the first floor.

To the front, the living room is a bright and comfortable space, enhanced by a large bay window that fills the room with natural light. A feature fireplace with tiled surround creates an attractive focal point. Further along the hallway, a second reception room offers excellent versatility and could serve as a home office, snug or additional sitting room, ideal for modern family requirements.

To the rear, the kitchen diner is an impressive and sociable space, fitted with a range of units, a butler style sink and space for appliances. The dining area is positioned within a bay window overlooking the westerly facing garden, allowing light to pour in and creating a pleasant setting for both everyday living and entertaining. A ground floor WC with wash hand basin completes the accommodation.

To the first floor, there are three bedrooms along with the family bathroom and separate WC. The principal bedroom mirrors the proportions of the living room below and benefits from a large bay window which captures the morning light. The second bedroom is another excellent double, featuring a built in wardrobe and a rear aspect bay window overlooking the garden and enjoying the evening sun. The third bedroom is a well proportioned room, suited to use as a bedroom, study or guest space.

The top floor provides a further double bedroom, accessed via a staircase with a varnished wooden bannister. This room enjoys elevated rooftop views across the surrounding area and is enhanced by its own wash hand basin, offering a degree of independence from the rest of the home.

Located within the highly regarded area of Rodwell, the property is ideally placed for access to local schooling and is just moments from the Nothe Gardens and coastline. The combination of space, flexibility and setting creates a home perfectly suited to growing families.

Living Room 14'2 x 12'6 (4.32m x 3.81m)

Reception Room 8'2 x 12'6 (2.49m x 3.81m)

Kithen Diner 12'9 x 18'8 max (3.89m x 5.69m max)

Bedroom One 14'6 x 12'6 (4.42m x 3.81m)

Bedroom two 12'10 x 10'10 (3.91m x 3.30m)

Bedroom Three 9'1 x 12'6 (2.77m x 3.81m)

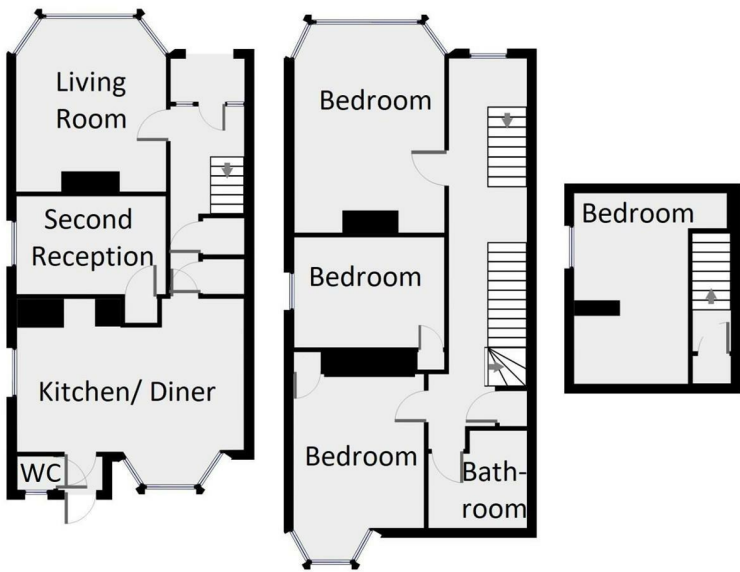
Bedroom Four 9'6 x 15'11 (2.90m x 4.85m)

Location - Rodwell

Rodwell is a popular suburb of Weymouth, occupying a prime position moments from the inner harbour. A short stroll can be enjoyed into the town centre over the Town Bridge, where an array of shops can be visited.

Alternatively, following the harbour to the east, Brewers Quay can be found, with its selection of bars, restaurants and boutique cafés and continuing further again, Newton's Cove. A bus route, two traditional pubs and Asda supermarket are all within 400 yards.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 58 | 80 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |