



Instinct Guides You



Gallwey Road, Weymouth Offers In Excess Of £225,000

- Well Presented Throughout
- Two Double Bedrooms
- Mature Rear Garden With Cabin
- Family Bathroom & Upstairs W.C
- Close To Bus Route & Amenities
- Open Plan Lounge/Diner
- Well Proportioned Kitchen
- Close To Beautiful Walks - Fleet Lagoon



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Welcome to Gallwey Road — a well-proportioned two-double-bedroom home featuring a mature rear garden with a versatile cabin, a spacious kitchen, and an open-plan lounge/diner. The property is conveniently positioned close to a range of amenities, including a bus route, and sits within easy reach of the town centre.

The ground floor opens with an entrance hallway leading into a generous open-plan lounge/diner, beautifully illuminated by a southerly-facing window. This inviting space accommodates a variety of furniture layouts, including a dining table, and benefits from a useful understairs cupboard.

Positioned at the rear, the kitchen is impressively sized and offers ample cabinetry along with space for appliances. A large window overlooks the garden, creating a bright and welcoming atmosphere. A folding door leads through to the ground-floor bathroom, which comprises a bath with shower over, hand basin, and W.C., all set against decorative white tiling.

Stairs rise to the first-floor landing, where doors open to two well-sized double bedrooms and an additional W.C. The main bedroom spans the full width of the property and includes a built-in wardrobe, while the second bedroom enjoys generous proportions and a pleasant outlook over the rear garden.

Outside, the rear garden begins with a patio area and a small elevated seating spot beyond. The garden then extends to a lawn bordered by an established flower bed. A large cabin with power provides excellent versatility, complete with a practical store room to the rear.



Living/Dining Room 19'11" max x 14'11" max (6.09 max x 4.57 max)

Kitchen 12'0" x 7'1" (3.67 x 2.17)

Bathroom 7'1" x 5'5" (2.16 x 1.67)

Bedroom One 14'11" into wardrobe x 10'2" max (4.57 into wardrobe x 3.10 max)

Bedroom Two 9'3" max x 9'4" max (2.82 max x 2.86 max)

W.C 6'7" x 5'8" (2.02 x 1.75)

Cabin 9'10" x 9'3" (3.01 x 2.84)

Storage 9'3" x 5'4" (2.84 x 1.63)



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			
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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.