



Instinct Guides You



Ferndale Road, Weymouth, Dorset DT4 7QZ Offers In Excess Of £220,000

- Three Bedrooms
- Lodmoor
- Modern Kitchen/ Diner
- Courtyard Garden
- Beautifully Presented Throughout
- Close To Shops & Amenities
- Close To Schools
- Downstairs Cloakroom
- Transport Links Nearby
- Modern Bathroom



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



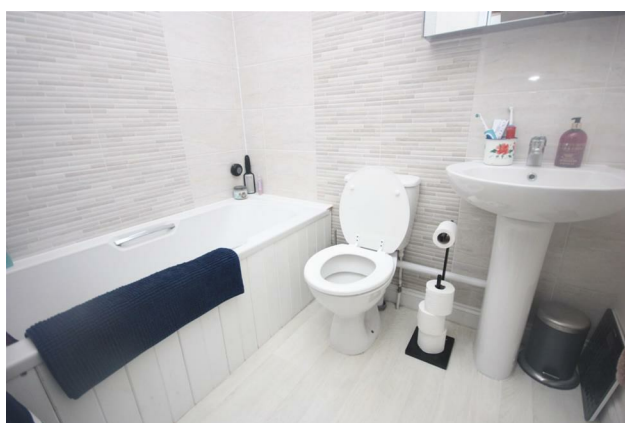
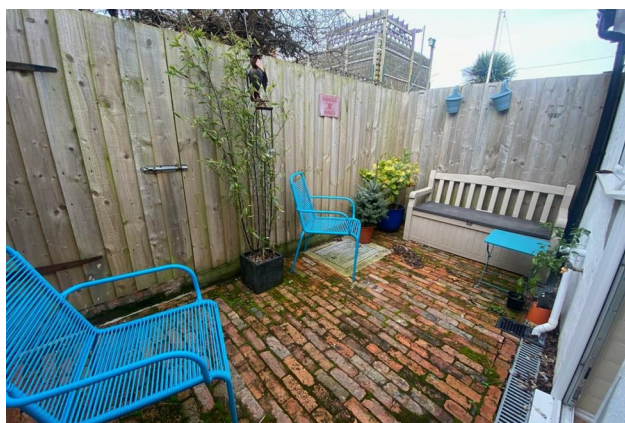
A BEAUTIFULLY PPRESENTED, three bedroom period house, situated in Lodmoor, approximately ½ mile Weymouth Beach & Town Centre. A variety of shops and amenities are positioned nearby including a mini supermarket, takeaways, Primary/ Secondary Schools and a bus route providing transport links into Weymouth & Dorchester Town's.

A composite door leads into an open hallway with space for coats and access into the living area. The living area has a warm and cosy feel with ample space for furniture. Proceeding to the rear of the property a doorway leads into the kitchen/ diner, an excellent space for dining, entertaining and cooking. The kitchen is modern and comprises a range of fitted units, with built in oven and dishwasher, plus space for a fridge freezer. From the dining area is access into a cloakroom with WC and wash hand basin as well as a utility space housing a combi boiler and space for a washing machine.

Ascending to the first floor, a skylight gives the landing space a light and airy feel with access into the bedrooms and bathroom. The main bedroom spans the width of the property and boasts a bay window, perfect for a dressing table and full length built in wardrobes. The second and third bedrooms are adequate single rooms, positioned at the rear, enjoying a South Westerly aspect.

Completing the first floor is a well-appointed, modern bathroom suite comprising a panelled bath with shower over, close coupled WC, wash hand basin heated towel rail and complimentary tiled walls.

Outside to the rear is a courtyard garden, perfect to sit and enjoy a coffee or glass of wine whilst catching the afternoon sun.



Room Dimensions

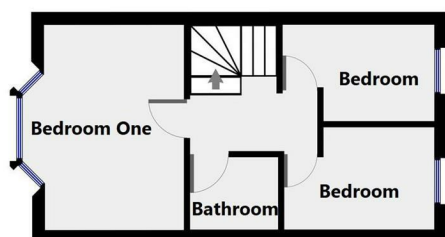
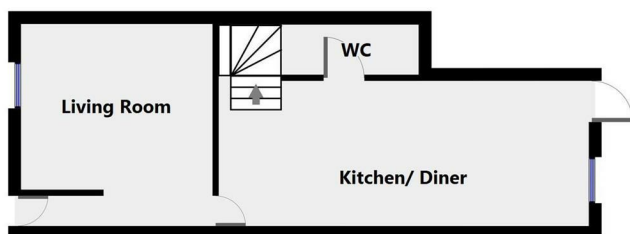
Living Room 12'11 x 12'3 (3.94m x 3.73m)

Kitchen/ Diner 23'8 x 9'3 (7.21m x 2.82m)

Bedroom One 13'1 x 8'8 (3.99m x 2.64m)

Bedroom Two 10'2 x 6'10 (3.10m x 2.08m)

Bedroom Three 10'2 x 6'2 max (3.10m x 1.88m max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.