



Instinct Guides You



Primula Close, Weymouth, Dorset DT3 6SL Offers in excess of £180,000

- Southerly Garden
- Garage
- Two Double Bedrooms
- Cul-De-Sac Location
- In Need Of Modernisation
- Semi Detached
- Preston Downs
- Driveway
- Lean To Conservatory
- Close To Amenities



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



A TWO DOUBLE BEDROOM SEMI DETACHED house with GARAGE and SOUTHERLY REAR GARDEN being sold with NO ONWARD CHAIN in Preston Downs. The property is in need of modernisation situated in a Cul-De-Sac location on Primula Close being equidistant from both Weymouth and Dorchester with local amenities near by including a variety of shops, schools and bus service. Entering the hallway with stairs to first floor and doors to the living accommodation.

The lounge/diner is a good size with patio doors to a conservatory and in turn out to the garden. The kitchen has a range of wall and base units space for white goods. The first floor has two double bedrooms the main bedroom with a range of fitted wardrobe overlooking the rear and the second bedroom benefiting built in storage. The bathroom comprising a panelled bath, pedestal wash hand basin and WC.

Outside there are front and rear gardens the rear being of a southerly garden with a detached garage and driveway running to the side.



Room Dimensions

Hallway

Lounge/Diner 15'10" x 11'10" (4.83 x 3.63)

Kitchen 10'0" x 5'10" (3.05 x 1.80)

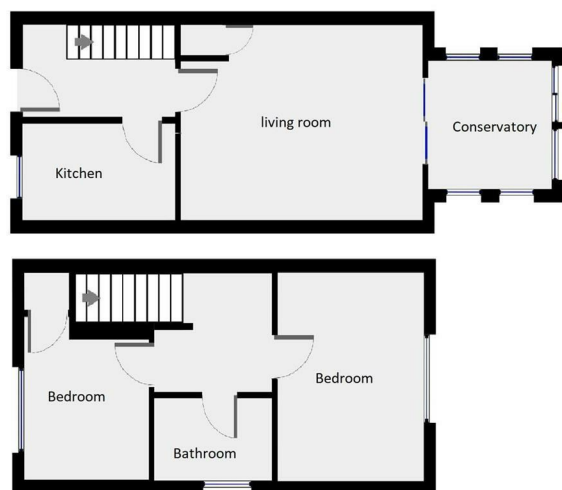
First Floor Landing

Bedroom One 11'10" x 10'2" (3.63 x 3.10)

Bedroom Two 9'3" x 8'7" > 8'2" (2.83 x 2.64 > 2.49)

Bathroom

Garage 20'4" x 8'2" (6.2 x 2.49)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.