



Instinct Guides You



Vines Place, Weymouth Offers In Excess Of £430,000

- Double Garage
- Four Double Bedrooms
- Cul-De-Sac Location
- Walking Distance to Lanehouse Park
- Two Reception Rooms
- En-Suite To Main Bedroom
- Nearby Amenities
- Utility Room With Storage



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



With a DOUBLE GARAGE situated in a quiet cul-de-sac, this attractive detached home in Weymouth offers FOUR DOUBLE bedrooms, an EN-SUITE, TWO RECEPTION ROOMS, modern kitchen, a separate utility room and stylish interiors throughout. The property combines practicality with comfort across two well-designed floors and enjoys private rear garden with large raised patio.

Upon entry, off the hallway to the right leads into a large living room with French doors opening onto the garden patio, ideal for both relaxation and entertaining. The dining room at the front of the house is filled with natural light and connects through to a stylish kitchen featuring modern cabinetry, tiled flooring and integrated appliances. Adjacent to the kitchen is a utility room, offering additional storage and laundry space, and a separate W.C. for convenience.

The first floor comprises four bedrooms, all accessed from a central landing. The spacious main bedroom benefits from fitted wardrobes and an en-suite. Bedroom two, three and four are bright and airy doubles. A fresh, sleek family bathroom with a shower over bath completes the upstairs accommodation.

The rear garden has an initial expansive patio seating area, with steps down to the lawn. The front presents a tidy garden. Parking and a double garage complete the home.

Given the excellent proximity to local schools, shops and transport links, this property is ideally suited to family living.

Room Dimensions

Lounge 19'1" x 12'11" (5.83 x 3.94)

Kitchen/Diner 24'10" max x 19'1" max (7.58 max x 5.84 max)

Utility Room 9'8" x 5'4" (2.96 x 1.63)

cloakroom

Bedroom One 19'0" x 13'0" (5.81 x 3.98)

En-Suite 7'4" x 5'8" (2.26 x 1.73)

Bedroom Two 13'0" x 7'4" (3.98 x 2.25)

Bedroom Three 12'5" x 10'5" (3.81 x 3.19)

Bathroom 8'6" x 5'10" (2.61 x 1.8)

Bedroom Four 12'5" x 10'5" (3.81 x 3.19)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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.