Instinct Guides You

# Mountbatten Close, Weymouth
# £290,000

- Accommodation Over Three Floors
- Garage & Parking
- No Onward Chain
- Close To Beautiful Country Walks
- Westerly Aspect Rear Garden
- Generous Living Room
- Some Far Reaching Views
- Kitchen Dining Room

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The Property Ombudsman

Wilson Tominey are delighted to offer this generous family home, accommodation arranged over three floors with NO ONWARD CHAIN. Nestled in a quiet cul-de-sac bordering Wyke Regis and Lanehouse, the property benefits from a garage, parking and a WESTERLY-aspect garden. Inside, it offers well-proportioned rooms throughout, along with a family bathroom and cloakroom.

The property enjoys an elevated position with some far-reaching views, giving it a wonderful sense of space. On the ground floor, there is a substantial garage with a large storage cupboard and a convenient cloakroom, before stairs rise to the main accommodation.

The hub of the home is undoubtedly the spacious living room, offering ample space for a range of furniture and excellent versatility in layout. This room flows seamlessly into the dining room, creating a sociable and connected living space. Adjacent, the kitchen is well equipped with a range of shaker-style units, a built-in dishwasher and space for further appliances. Double doors lead from the dining room to the outside, helping to blur the boundaries between home and garden.

Ascending again, the top floor comprises three bedrooms and the family bathroom. Bedrooms one and two are both well-proportioned doubles, each benefiting from built-in wardrobes and enjoying some far-reaching views. Bedroom three is a generous single room with a westerly-aspect window that beautifully illuminates the space. The family bathroom completes the accommodation and features a modern three-piece suite set against contemporary tiling.

Outside, the rear garden has been designed with low maintenance in mind, featuring an area of astro turf rising to a raised shingle flower bed

**Garage 17'8" max x 12'8" max (5.40 max x 3.87 max )**

**Cloakroom 5'5" x 2'11" (1.66 x 0.89)**

**Living Room 17'11" x 15'10" max (5.48 x 4.85 max)**

**Dining Room 9'1" x 8'5" (2.78 x 2.57)**

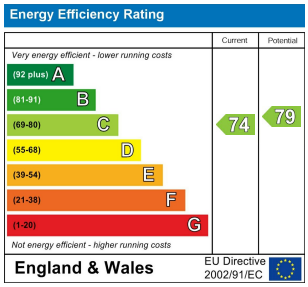
**Kitchen 9'1" x 7'1" (2.77 x 2.17)**

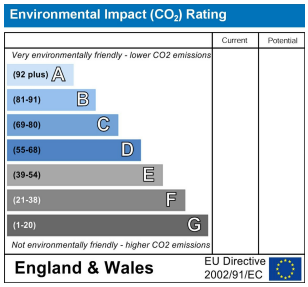
**Bedroom One 10'10" + wardrobe x 9'6" (3.32 + wardrobe x 2.92)**

**Bedroom Two 11'8" + wardrobe x 8'9" (3.58 + wardrobe x 2.67)**

**Bedroom Three 8'9" x 6'9" (2.68 x 2.08)**

**Bathroom 5'8" x 6'4" (1.74 x 1.95)**

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