



Instinct Guides You



## Trinity Terrace, Weymouth Offers In Excess Of £300,000

- Stunning Harbour Views
- Parking Opportunity
- Moments From Brewers Quay
- Characterful Features
- Southerly Garden
- Generous Proportions Throughout
- Trinity Terrace
- Various Nearby 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



Set above Weymouth Harbour with RINGSIDE SEAT HARBOUR VIEWS, this stunning period home offers spacious accommodation with a generous kitchen and breakfast area, dining room with byfolding doors to the lounge, two DOUBLE bedrooms and a generous SOUTHERLY garden. The property sits within an established residential terrace and benefits from bright interiors, a practical layout and convenient access to local amenities and transport links within the town. There is also an opportunity for PARKING out of the front of the property which is on a first come first serve basis.

The entrance opens into a hallway which leads through to the main lounge positioned at the front of the property. This room features a bay window and fireplace, creating a comfortable living space with good natural light. An opening leads through to the dining room situated centrally within the home, providing space for a dining table and access through to the kitchen and also directly out to the back garden.

To the rear of the property the kitchen extends along the side of the plot and is fitted with a range of units and worktops. The breakfast bar provides an extra lounge/dining area suitable for any occasion. French double doors at the rear open out to the charming rear garden. Windows along the side allow for further natural light throughout.

Upstairs, the landing provides access to two double bedrooms, the bathroom and a separate W/C. The principal bedroom is located at the front of the house and benefits from a bay window and fireplace. The second bedroom, overlooks the garden. The bathroom includes a bath, shower enclosure, wash basin and space for laundry appliances, while the separate W/C sits adjacent off the landing.

Outside, the rear garden is partially lawned with a patio area adjoining the property and boundaries with mature planting. A further paved seating area is positioned as you exit the kitchen, with a garden shed hiding at the rear of the garden



## Room Dimensions

Lounge 11'6" x 10'6" (3.52 x 3.22)

Dining Room 10'10" x 9'7" (3.31 x 2.94 )

Kitchen 13'1" x 8'5" (3.99 x 2.57)

Bedroom One 14'11" x 10'10" (4.56 x 3.32 )

Bedroom Two 10'11" x 9'7" max (3.34 x 2.93 max )

Breakfast Bar 8'5" x 7'3" (2.57 x 2.21 )

Bathroom 8'6" x 8'2" (2.6 x 2.49)

W/C 4'4" x 3'1" (1.33 x 0.94)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.