



Instinct Guides You



Celandine Close, Weymouth £385,000

- Convenient Parking For Two Vehicles
- Efficient Four Bedroom Family Home
- Family Bathroom + En-suite
- 8 Years Left Of NHBC Warranty
- Close To Bus Route & Amenities
- Attractive Position In Lodmoor
- Southerly Aspect Garden
- Open Plan Ground Floor Living Space



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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.

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Wilson Tominey are proud to present a stunning, recently built four-bedroom home set across three spacious floors in a desirable cul-de-sac in Lodmoor, Weymouth. Thoughtfully designed with modern living in mind, this property combines attractive finishes with a thoughtful layout, bedroom with en-suite, two parking spaces & southerly aspect garden.

The property has an attractive approach and is set within a small development of just nine detached properties.

On the ground floor, you'll find a sleek, contemporary kitchen fitted with a dishwasher, oven & hob, fridge/freezer and washer/dryer. The kitchen benefits from a feature bay window and flows seamlessly to a bright, airy living/dining area, ideal for gatherings and open-plan family living. The living room is generously proportioned, featuring double doors that bathe the room in natural light and help to merge the boundaries between home and garden. A generous cloakroom completes the ground floor.

The second floor hosts three well-sized bedrooms and a family bathroom. Bedrooms two and three are double rooms with bedroom four being a versatile single. The family bathroom boasts a bath with shower over, wash hand basin and WC, tied together with contemporary tiling.

The top floor is dedicated to a substantial bedroom one and a shower room en-suite. The room has ample room for furniture and benefits from attractive views over the surrounding landscape.

Outside, the property includes convenient parking for two vehicles. The rear garden has a sunny southerly aspect and has been finished with a low-maintenance approach to offer a perfect blank canvas.

Room Dimensions
Agents Notes

The vendor informs us the property pays an estate charge of approximately £200pa for the maintenance and upkeep of green spaces and road access to the development.

We recommend these details be checked by a solicitor before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.