



Instinct Guides You



## Weyview Crescent, Weymouth £460,000

- Beautiful Far Reaching Views
- Driveway Parking & Double Garage
- Modern Kitchen/Dining Room
- Family Bathroom & En-suite
- Landscaped Rear Garden
- Attractive Cul-de-sac Position
- Country Walks Nearby
- Close To Bus Route & Train Station



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This impressive detached home enjoys an elevated position with far-reaching countryside views and borders the ever-popular village of Upwey. Thoughtfully arranged over three levels, it offers four double bedrooms, generous living space, a large kitchen/dining area & two bathrooms.

Outside, the property benefits from a driveway, two substantial integral garages and a beautifully maintained rear garden complete with an insulated summerhouse/office.

Entry is gained on the first floor, where a bright hallway leads into the front-facing lounge. This is a wonderfully light room, enhanced by wide sliding doors that open onto a private balcony overlooking the surrounding landscape. Also on this level are bedroom two, a comfortable double with the same open views, and the family bathroom, fitted with a modern suite including bath with shower over, W.C & basin.

A short set of stairs leads up to the kitchen and the principal bedroom. The kitchen provides excellent storage, integrated appliances and ample space for dining, with a side door giving access to both the front and rear of the property. Bedroom one features extensive fitted wardrobes, patio doors to the garden and a private en-suite with shower, vanity basin and WC.

The top floor hosts bedrooms three and four. Bedroom three is a generous dual-aspect double enjoying superb views, while bedroom four offers further double accommodation along with useful eaves storage.

Externally, the front of the property features a wide block-paved driveway and two integral garages with traditional up-and-over doors. The rear garden is a peaceful, well-tended space bordered by mature planting and offering a mix of lawn, patio and decking.

The insulated summerhouse, equipped with power and light, provides an ideal home office or hobby room.

Upwey remains a highly desirable residential area, with local shops, amenities and bus routes close by. Weymouth town centre and harbour are within easy reach.

- Garage One 24'5" x 12'5" (7.46 x 3.81 )
- Garage Two 17'2" x 8'10" (5.24 x 2.70)
- Lounge 15'10" x 12'8" max (4.85 x 3.87 max)
- Kitchen/Diner 17'7" max x 8'9" max (5.37 max x 2.69 max )
- Bedroom One 12'5" x 12'2" (3.81 x 3.73)
- Bedroom Two 11'11" x 8'8" (3.64 x 2.66)
- Bedroom Three 11'10" x 9'4" (3.62 x 2.86)
- Bedroom Four 14'11" x 8'10" (4.56 x 2.70)
- Bathroom 8'7" max x 6'3" max (2.63 max x 1.92 max)
- En-suite 8'7" x 4'11" (2.64 x 1.51)
- Balcony



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

Imj 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.