



Instinct Guides You



## Dorchester Road, Weymouth Offers In Excess Of £425,000

- Mature Westerly Aspect Garden
- Three Reception Rooms
- Close To Beautiful Country Walks
- Carport With Parking For Two Vehicles
- Substantial Detached Character Home
- Bus & Train Links Nearby
- Old Broadway
- Two Bathrooms



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A four bedroom detached CHARACTER cottage offering MATURE WESTERLY aspect garden, THREE reception rooms, TWO bathrooms & CARPORT for two vehicles. The property is situated in the popular location of OLD BROADWEY moments from local schools, transport links and countryside walks along River Wey.

Entering into the property via the porch, doors lead into all downstairs accommodation comprising lounge, dining room, office/study, kitchen, conservatory and stairs rising to the first floor.

Positioned to the right side of the property is the kitchen, offering a range of fitted units and built in appliances whilst leaving room for utilities and a door leading into the dining room. The dining room leaves a great space for family dining and entertainment whilst a door leads into the lounge offering further space for entertainment and a great space for lounge furnishings.

Towards the left hand side of the property is the third reception room currently being used as a study and would suit perfectly as a home office. To finish the downstairs accommodation is the conservatory with doors leading into the garden.

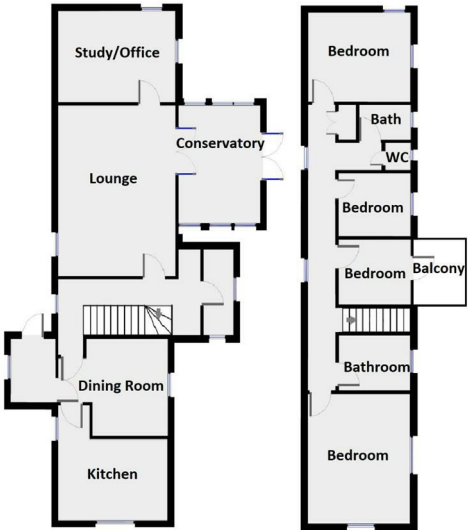
Ascending to the first floor are four bedrooms, two bathrooms and separate wc.

Bedrooms one and two are good size doubles with ample room for bedroom furnishings, bedroom three and four are good sized singles whilst bedroom three offers a door onto the balcony. The bathroom comprising a shower cubicle, bath, wash hand basin whilst a separate WC sits next door. The second bathroom comprises a bath with, wash hand basin & WC.

A generous sized mature westerly aspect garden wraps around the majority of the cottage offering a range of trees and shrubs, leading to the drive at the front.

Room Dimensions

- Lounge 18'6" x 13'11" (5.66m x 4.26m)
- Dining Room 12'2" max x 11'11" (3.71m max x 3.65m)
- Kitchen 12'5" max x 11'11" (3.8m max x 3.65m )
- Study/Office 13'11" x 9'11" (4.26m x 3.04m)
- Conservatory 12'10" x 9'11" (3.92m x 3.04m)
- Bedroom One 14'3" x 12'3" (4.35m x 3.74m)
- Bedroom Two 14'2" x 10'4" (4.32m x 3.16m)
- Bedroom Three 11'1" x 7'8" (3.38m x 2.34m)
- Bedroom Four 11'1" x 7'0" (3.38m x 2.15m)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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					
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.