



Instinct Guides You



Stavordale Road, Weymouth £650,000

- Fully Self Contained Annex
- Three Reception Rooms
- Views Of The Marina
- Generously Proportioned Throughout
- Close Walk To The Town Centre
- Cloakroom
- Substantial Driveway
- Amenities Nearby



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Positioned on Stavordale Road, close to Weymouth town centre and its range of shops, amenities and harbour, this substantial family home offers generous accommodation arranged over two floors, together with a fully self-contained annex. The property provides four first-floor bedrooms, three reception rooms, two en-suites, a family bathroom, substantial driveway parking and well-maintained gardens, with elevated views towards the coast adding to its appeal.

The ground floor opens into a central hallway, providing access to the principal living spaces and stairs to the first floor. The lounge is a well-proportioned room with a bay window overlooking the front garden, while the office/study provides a useful additional reception room. To the rear is the separate dining room that offers ample space for a family dining table.

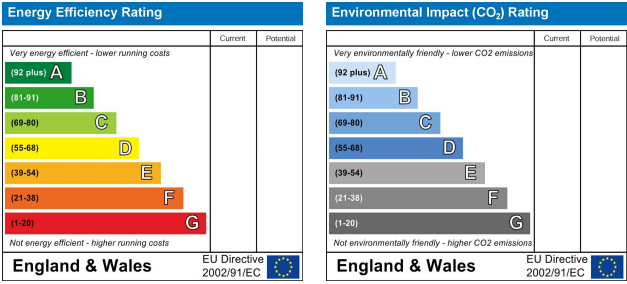
The kitchen, also positioned to the rear of the property, is fitted with a range of units and work surfaces, with windows providing plenty of natural light. From the living areas there are views across the surrounding gardens, while the exterior photographs show a sizeable lawn, paved seating areas and established planting.

Upstairs, the landing leads to four bedrooms. Bedroom one is a good-sized room with an en-suite shower room, while bedroom two also benefits from its own en-suite. Bedrooms three and four provide further well-proportioned accommodation, with the main bathroom and separate W/C completing the first-floor layout.

A particularly useful feature is the separate annex, providing self-contained accommodation. This comprises a bedroom, kitchen and dining room, together with a shower room, making it suitable for a variety of uses subject to requirements.

Outside, the property benefits from a substantial driveway providing generous parking, alongside established front and rear gardens. The rear garden includes lawned and paved areas, creating a choice of spaces for outdoor use. The elevated position also provides views towards Weymouth and the coast.

- Lounge 15'11" max x 12'11" (4.87 max x 3.94)
- Dining Room 13'10" x 11'2" (4.24 x 3.41)
- Kitchen 14'2" x 12'9" (4.33 x 3.9)
- Office/Study Room 12'5" x 10'4" (3.8 x 3.15)
- Bedroom One 13'9" > 9'8" x 12'11" > 8'5" (4.2 > 2.97 x 3.94 > 2.59)
- Bedroom Two 18'2" > 12'5" x 14'7" > 6'3" (5.54 > 3.81 x 4.45 > 1.91)
- Bedroom Three 13'11" x 11'1" (4.25 x 3.4)
- Bedroom Four 9'8" x 8'2" (2.97 x 2.49)
- Bathroom 7'2" x 5'7" (2.2 x 1.72)
- Upstairs W/C 5'10" x 2'11" (1.79 x 0.9)
- Cloakroom
- Annex Kitchen/Dining Room 20'1" x 8'10" (6.14 x 2.7)
- Annex Bedroom 13'1" x 9'4" (3.99 x 2.86)
- Annex Shower Room 8'10" max x 5'9" max (2.7 max x 1.76 max)



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.