



Instinct Guides You



Kellaway Terrace, Weymouth £360,000

- Three Double Bedrooms
- Moments From Weymouth Harbour
- Garage and Parking
- Well Presented Detached Family Home
- Low Maintenance Rear Garden
- Generous Proportions Throughout
- No Onward Chain
- Family Bathroom & En-suite



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



Welcome to this three DOUBLE bedroom detached home with garage - conveniently located just moments from Weymouth Marina. The property enjoys flexible living accommodation with TWO BATHROOMS and an additional cloakroom, low maintenance rear garden and extensive parking amplify the home's convenience.

Inside the hub of the home is the generous living room, a well proportioned room that offers ample space for a range of furniture with a large bay window beautifully illuminating the space. Double doors open into the dining area seamlessly blending the two living spaces. It offers an open plan feel that can be partitioned practically.

The kitchen has been finished to a modern, contemporary feel with sleek shaker style kitchen units sat beneath worktops. It benefits a built in dishwasher, oven and hob with direct access outside. A cloakroom finishes the property perfectly.

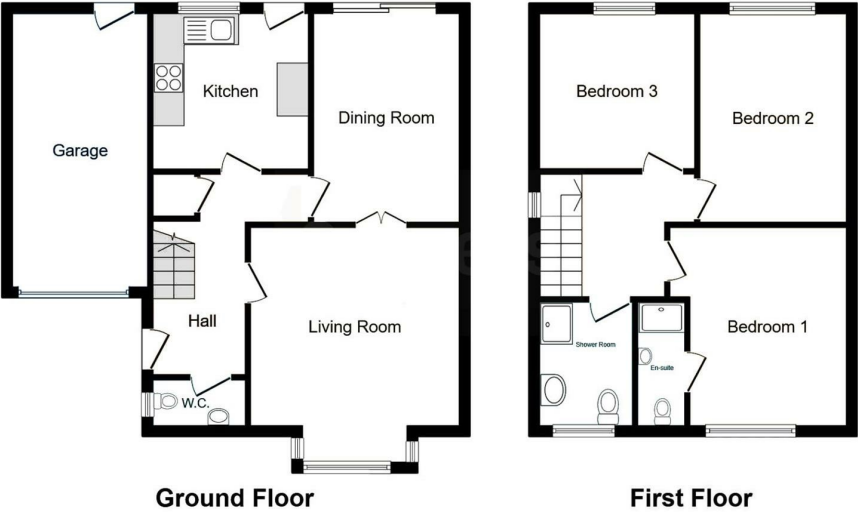
Rising to the first floor the home boasts three double bedrooms, all well portioned. Bedroom one is a particular highlight as it enjoys a shower room en-suite. The family shower room comprises a classic three piece suite set against white tiling.

The rear garden enjoys a beautiful wall mounted veranda offering a pleasant spot to sit and enjoy the garden in all weathers as well as adding additional practicality. The remaining garden has been finished to a high standard for low maintenance with artificial grass bordered by raised patio offering a perfect space for potted plants and green highlights.

The garage can be accessed via the garden and has both power and plumbing.



- Living Room 13'1" x 12'5" plus bay (4.00m x 3.80m plus bay)
- Dining Room 13'0" x 9'2" (3.97m x 2.80m)
- Kitchen 9'8" x 9'8" (2.97m x 2.97m)
- Cloakroom
- Bedroom One 12'1" x 9'9" (3.70m x 2.98m)
- En-Suite
- Bedroom Two 13'5" x 9'2" (4.11m x 2.81m)
- Bedroom Three 9'8" x 9'8" (2.96m x 2.96m)
- Bathroom 7'9" x 5'9" (2.38m x 1.76m)
- Garage 17'2" x 8'2" (5.24m x 2.50m)



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			(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.