



Instinct Guides You



Springfield Road, Weymouth £265,000

- GARAGE
- Views Across Weymouth
- Contemporary Bathroom
- Cloakroom
- Three Bedrooms
- Low Maintenance Rear Garden
- Rear Access
- UPWEY TRAIN STATION



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Situated at the end of a peaceful residential cul-de-sac, this attractive three-bedroom family home offers a Garage, Elevated Views, and Low-maintenance front & rear gardens. The property boasts generous living space, a ground floor cloakroom, and a welcoming & secure porch entrance.

Set back from the road behind a raised green, the home is approached via a sliding door leading into the porch. Inside, the cloakroom sits opposite the main living area and hallway, while the kitchen is positioned to the front of the property. The kitchen features a range of base-level units and ample preparation space. To the rear, the dining area flows seamlessly into the spacious living room, creating a versatile open-plan space with direct views and access to the garden.

Upstairs, there are three bedrooms and a family bathroom. Bedroom One is a generous double stretching the full width of the property, complete with a large window and built in wardrobes

The family bathroom, located conveniently adjacent, is finished with stylish bathroom panelling for a modern, easy-care finish. Bedroom Two is another well-sized double offering far-reaching views across Weymouth, with Bedroom Three being a comfortable single sized room. In addition to the external Garage and storage space externally, ample storage internally comprises a downstairs under stairs cupboard, an upstairs boiler cupboard, and loft space with easy access.

Outside, the garden begins with a patio area extending from the living room, ideal for outdoor dining or relaxation. Beyond, the low-maintenance garden is laid to shingle and includes a garden shed for storage, and rear access. Thanks to the home's elevated position, there are striking views across Weymouth throughout.

Ideally situated within easy reach of both primary and secondary schools, a gym and sports complex, and an array of local amenities, the property is also well-placed for transport, with nearby bus routes and the train line.

Room Dimensions

Porch 6'2" x 1'10" (1.90m x 0.57m)

Living Room 14'8" x 10'10" (4.48m x 3.31m)

Dining Room 11'5" max x 8'4" (3.5m max x 2.56m)

Kitchen 8'3" x 9'8" (2.54m x 2.95m)

Cloakroom

Bedroom One 14'8" max x 10'10" (4.48m max x 3.31m)

Bedroom Two 12'3" x 8'6" max (3.74m x 2.61m max)

Bedroom Three 9'3" x 5'11" (2.83m x 1.81m)

Bathroom

Shed



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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