



Instinct Guides You



## Rylands Lane, Weymouth £280,000

- No Onward Chain
- Off-Road Parking
- Beautifully Presented
- Generous Rear Garden
- Side Access
- Investment Potential (Holiday Let)
- Near Sandsfoot Beach and Rodwell Trail
- Wyke Regis
- Spacious Accommodation
- Open Plan Kitchen/Diner



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Offered with No Onward Chain, a well presented, modern two-bedroom property with generous garden and off-road parking situated just a short stroll from the picturesque Rodwell Trail and conveniently close to bus routes that provide easy access to Weymouth's town centre, harbour, and beaches, this property offers both comfort and practicality.

Ground Floor:

The property boasts driveway parking providing comfortable parking for one vehicle. The main entrance, located via side access, leads into a welcoming hallway. Straight ahead, the lounge enjoys a bright outlook with a window overlooking the front of the property. This space accommodates a three-piece suite and is enhanced by a focal-point fireplace. To the right, the kitchen/diner boasts a modern fitted kitchen with ample storage, a built-in oven, and space for a dining table at the far end. Patio doors open onto the expansive garden, inviting natural light and creating a seamless indoor-outdoor flow.

First Floor:

Upstairs, an open landing area grants access to two double bedrooms and the bathroom. The primary bedroom, positioned at the front, offers generous proportions with space for furnishings and features a built-in wardrobe. The second bedroom overlooks the garden and benefits from two built-in storage cupboards. The family bathroom is fitted with a modern suite, including a bath with an overhead shower.

Exterior:

The large garden holds immense potential for landscaping to suit your preferences. Currently featuring a patio and shed, the layout steps down to another patio area. The lower section of the garden offers a versatile space currently arranged with a number of raised planters.



Room Dimensions

Lounge 12'4" x 10'4" (3.76m x 3.15m)

Kitchen/Diner 11'11" x 11'5" (3.64m x 3.50m)

Bedroom One 14'4" x 10'0" (4.37m x 3.07m)

Bedroom Two 10'5" x 9'8" (3.20m x 2.97m)

Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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