



Instinct Guides You



Reedling Close, Weymouth, Dorset DT3 5RU Offers In Excess Of £180,000

- Well Presented House in Broadway
- Close To Upwey Train Station
- No Onward Chain
- Allocated Parking
- Views Towards Surrounding Hills
- Fitted Kitchen
- Bath With Shower Over
- Close To Shopping Precinct
- Near Bus Route
- Patio Doors Onto Garden



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****VIRTUAL TOUR AVAILABLE****

A BEAUTIFULLY PRESENTED End Terrace house in BROADWEY, with ALLOCATED PARKING and landscaped rear garden. Offered with NO ONWARD CHAIN.

Entering into the property you are greeted by the entrance hallway with doorways into the lounge and kitchen. The kitchen is situated at the front of the house and comprises traditional white fitted units with space for fridge freezer and washing machine. There is a fitted oven, hob and sink unit which overlooks the front garden. The lounge is situated at the rear of the property with large patio doors allowing the light to travel through. Stairs rise to the first floor with doorways to the bedrooms and bathroom. The master bedroom again overlooks the front of the house and boasts views towards Bincombe Hills. The second bedroom is ample size as a spare room, child's bedroom or study and looks onto the rear garden. The bathroom with rear aspect window benefits from bath with shower over, vanity sink unit and WC. Outside, the rear garden has been landscaped making it an attractive usable space and maximising the sun intake with three main levels. The initial level provides a decked terrace, excellent as a seating area/ BBQ haven. Steps lead to the further two tiers which are lawned with hard standing for a shed at the top.

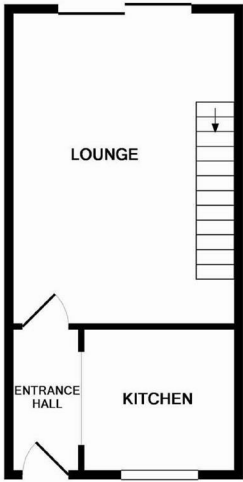
Location -
The property is situated in Broadwey, approximately Four miles North of Weymouth Town Centre. and equidistant to Dorchester Town Centre.
Upwey Train Station is a short stroll away (approximately half a mile).
There are an array of shops and amenities close by, including a Post Office, convenience store, dentist, church and more, all within walking distance.

Double Glazed Door Into:-
Lounge 16'10 x 11'9 (5.13m x 3.58m)

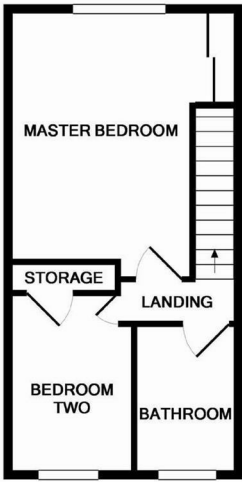


Kitchen 7'10 x 7'8 (2.39m x 2.34m)
First Floor Landing
Bedroom One 12'0 x 9'8 plus wardrobe (3.66m x 2.95m plus wardrobe)





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	89 73
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	91 75
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

