



Instinct Guides You



Emminster Close, Weymouth £550,000

- No Onward Chain
- Substantial Four Bedroom Bungalow
- Large Corner Plot
- Double Garage & Driveway Parking
- Generous Kitchen/Dining Room
- Envious Cul-de-sac Position
- Close To Bus Route & Amenities
- Two Reception Rooms



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Wilson Tominey are delighted to present this substantial four-bedroom detached bungalow, set within generous grounds in an enviable cul-de-sac in Preston, just moments from a bus route and local amenities. The home boasts two reception rooms, a large kitchen, utility room and a double garage.

Inside, the hub of the home is the impressive kitchen/dining area. This substantial space beautifully blends cooking and dining, creating an ideal setting for entertaining. The kitchen offers ample fitted cabinetry, with a door leading to a further utility room providing additional practicality and storage. The dining area is well proportioned, comfortably accommodating a range of furniture.

The adjacent living room continues the spacious theme. With generous room for furnishings, it enjoys excellent natural light thanks to a large window and sliding doors that help merge the boundaries between home and garden.

The property offers four bedrooms. Bedroom one benefits from a shower room en-suite, while bedrooms two and three are doubles in size. Bedroom four is a generous single room and offers excellent versatility.

The family bathroom comprises a modern three-piece suite including a bath with shower over, hand basin and W.C, set against contemporary tiling. A separate W.C is also located adjacent.

Completing the internals of the home is the double garage, accessible via the hallway. It features a side access door and two up-and-over doors.

The rear garden begins with a patio adjoining the home, enjoying a sunny aspect and providing a perfect space for outdoor dining or relaxation. The remaining garden offers a beautiful blank canvas, wrapping around the plot with mature trees and soft green borders. To the front, there is parking for several vehicles in addition to the double garage.



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	
		84			
		73			

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.