



Instinct Guides You



Lanehouse Rocks Road, Weymouth, Dorset DT4 9DQ £300,000

- Detached
- Westerly Garden
- Garage
- Driveway
- Two Reception Room
- Extended Accommodation
- Close To Amenities
- On A Bus Route
- Coastal Walks Near By
- Utility Room



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



A THREE BEDROOM DETACHED house with WESTERLY GARDEN, GARAGE and DRIVEWAY situated in Lanehouse. The property is located on Lanehouse Rocks Road being within close proximity to many local amenities including a variety of shops, schools with coastal and countryside walks near by.

Entering the property through the porch into the hallway with stairs to first floor and access to all rooms. The large extended lounge/diner is positioned at the rear of the property to take advantage of the sunny westerly aspect providing a great living space. The dining room again a spacious room benefits a large bay window and feature fireplace.

The kitchen offers ample wall and base units with built in oven, hob and extractor hood with archway through to the utility room and cloakroom with access to the garden.

The first floor has three well proportioned bedrooms which are currently being redecorated and a modern bathroom with panned bath, pedestal wash hand basin and WC.

The large rear westerly garden is mainly lawned offering some feeling of privacy with driveway to the side leading to a garage. The front benefits parking for several vehicles with lawned garden enclosed by fencing.

NOTICE: There are no upstairs pictures due to the upstairs being redecorated.

Room Dimensions

Porch

Hallway

Lounge 20'11" x 10'11" (6.4 x 3.35)

Dining Room 12'9" x 12'0" (3.91 x 3.66)

Kitchen 10'0" x 7'8" (3.05 x 2.34)

Utility Room

Cloakroom

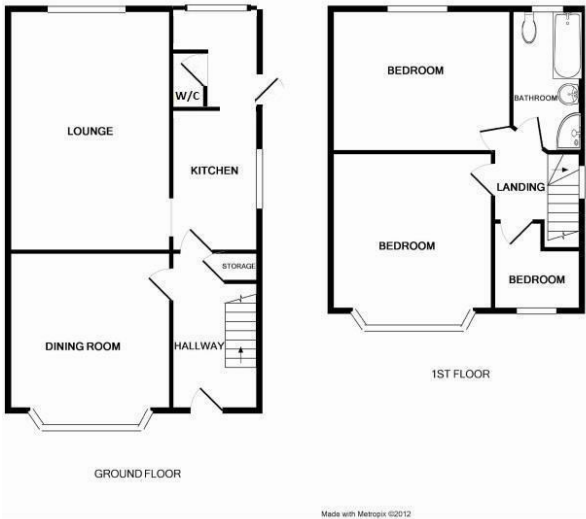
First Floor Landing

Bedroom One 12'0" x 10'5" (3.66 x 3.18)

Bedroom Two 12'4" x 10'0" (3.76 x 3.05)

Bedroom Three 8'11" max x 8'2" (2.72m max x 2.51m)

Bathroom



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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80

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.