



Instinct Guides You



Reedling Close, Weymouth Offers In Excess Of £220,000

- Southerly Aspect Garden
- Cul-De-Sac Location
- Moments From Transport Links
- Broadway
- Local Shops
- Allocated Parking
- Countryside Walks Closeby
- Lounge/Diner
- Two Bedrooms
- Close To Amenities



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A two bedroom home situated on a CUL-DE-SAC in the location of BROADWEY offered with a SOUTHERLY ASPECT GARDEN, ALLOCATED PARKING & LOUNGE/DINER. This property is located in close proximity to COUNTRYSIDE WALKS, TRANSPORT LINKS & many other amenities.

Approaching the property via a pedestrian path, steps lead to the property and a door enters into the accommodation comprising kitchen, lounge/diner, two bedrooms and a bathroom.

The kitchen is positioned to the front of the property offering a range of fitted units and space for appliances whilst at the rear of the property, the lounge/diner offers great space for lounge furnishings and room for a dining table, perfect for family dining and entertainment whilst patio doors lead out to the rear garden.

Ascending to the first floor are two bedrooms and a bathroom. Bedroom one at the rear is a double sized room with plenty of room for wardrobes whilst bedroom two is a good sized single with built in storage cupboard. The bathroom comprises of a bath with shower over, wash hand basin & WC.

To the rear of the property is the southerly aspect garden offering an initial patio space and steps up to three tiers of the garden.



Room Dimensions

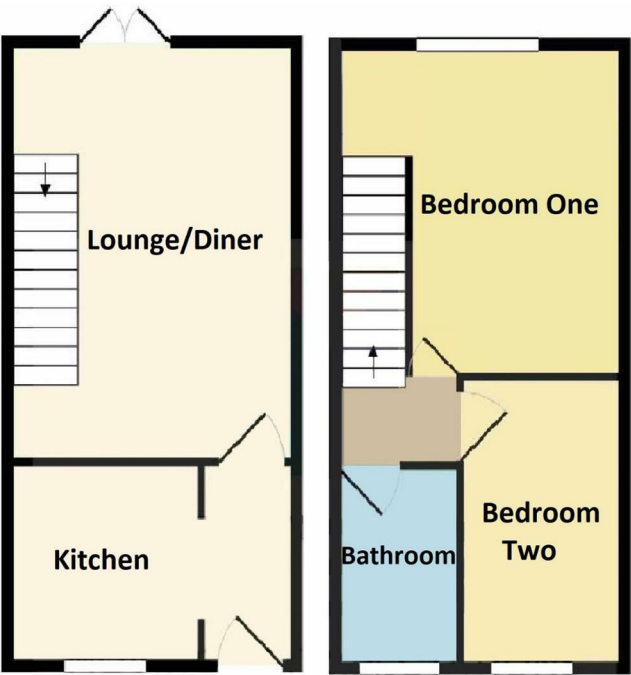
Lounge/Dining Room 16'7" x 11'10" (5.07m x 3.61m)

Kitchen 7'10" x 7'10" (2.4m x 2.4m)

Bedroom One 11'10" x 11'10" max (3.62m x 3.61m max)

Bedroom Two 6'10" x 10'5" (2.09m x 3.2m)

Current Council Tax Band-B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		

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		

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.