



Instinct Guides You



## Beech Road, Weymouth £575,000

- Beautifully Presented Throughout
- Ground Floor Bedroom With En-suite
- Substantial Kitchen/Dining Room
- Utility & Boot Room Extension
- Large Conservatory
- Large Mature Garden - Level Plot
- Ample Off Road Parking
- Close To Bus Route & Amenities
- Tucked Away Off Beech Road
- Three Bath/Shower Rooms + Cloakroom



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Wilson Tominey are delighted to present this beautifully appointed four-bedroom detached home. The property offers versatile ground-floor living, four genuine double bedrooms, and an extended footprint that flows effortlessly into a stunning westerly garden. The plot itself is level, mature and wonderfully private, featuring established trees, a patio, and a charming pergola draped with grapevine.

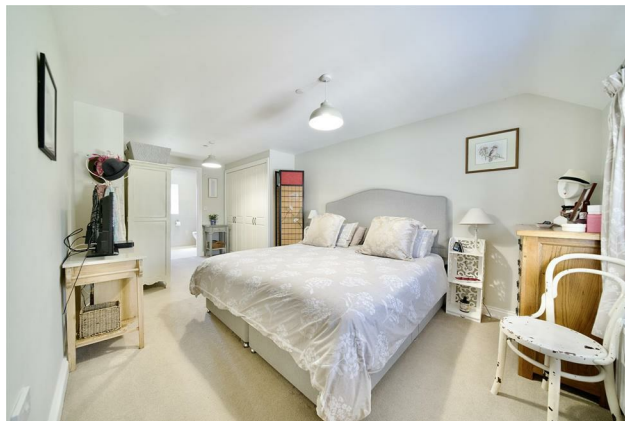
The home enjoys an attractive frontage and is approached via a small lane, giving it a peaceful, tucked-away position. Inside, the hub of the home is the generous kitchen/dining room. This sociable space offers ample room for a range of furniture and features a well-equipped kitchen with fitted cabinetry, a water softener, and a beautiful range cooker included in the sale. An opening leads into the utility room, adding further practicality, alongside a walk-in under-stairs pantry. A recently added boot room provides an ideal everyday storage space.

A door from the kitchen/dining room leads into a large double bedroom. Formerly the garage, this room has been thoughtfully converted to create excellent multi-generational living or long-term ground-floor flexibility. It benefits from a well-appointed en-suite shower room and direct access to the garden.

The living room carries a touch of farmhouse charm, centred around a feature fireplace. Generous in its own right, the room opens through double doors into the conservatory, helping to blur the boundaries between home and garden. A cloakroom completes the ground floor.

Ascending to the first floor, there are three further bedrooms and the family bathroom. Bedroom one is a spacious double with ample room for furnishings and its own en-suite shower room. Bedrooms two and three are also well-proportioned doubles. The family bathroom comprises a shower, hand basin and W.C.

The rear garden is a true highlight a large, level, westerly-aspect plot ideal for families. There are two sheds with power and the feature pergola.



**Living Room 19'2" x 11'4" (5.86 x 3.47)**

**Kitchen/Dining 24'11" x 9'10" (7.62 x 3.01)**

**Utility Room 7'4" x 6'0" (2.24 x 1.85)**

**Boot Room 5'2" x 4'8" (1.59 x 1.43)**

**Conservatory 11'5" x 9'4" (3.49 x 2.85)**

**Bedroom One 19'2" x 9'10" (5.85 x 3.01)**

**En-suite 8'11" x 5'2" (2.72 x 1.60)**

**Bedroom Two 12'0" x 9'0" (3.66 x 2.76)**

**Bedroom Three 9'9" x 9'8" (2.98 x 2.96)**

**Bedroom Four 15'8" max x 9'7" max (4.78 max x 2.93 max )**

**Shower Room 8'5" x 5'10" (2.57 x 1.79)**



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	

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	

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.