



Instinct Guides You



Boleyn Crescent, Weymouth £249,950

- Close To Sandsfoot Gardens & Rodwell Trail
- No Onward Chain
- Beautiful Mature Garden
- Off Road Parking
- Three Bedrooms
- Very Well Presented Throughout
- Cloakroom & Utility Space



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Enjoying a prime position near the Rodwell Trail, Sandsfoot Castle, and the beach, this beautifully refurbished three-bedroom home offers stylish, modern living with no onward chain. Thoughtfully updated throughout, it boasts well-proportioned interiors, a contemporary kitchen and bathroom, and a mature, landscaped garden.

The front of the property includes a private parking space for one vehicle. Inside, the heart of the home is the spacious living room, featuring a charming fireplace as its central focal point. Double doors open into the dining area, where patio doors invite seamless indoor-outdoor flow—perfect for merging everyday living with garden views. Adjacent to the dining area, the well-appointed kitchen provides ample cabinetry and workspace, complemented by sleek contemporary tiling.

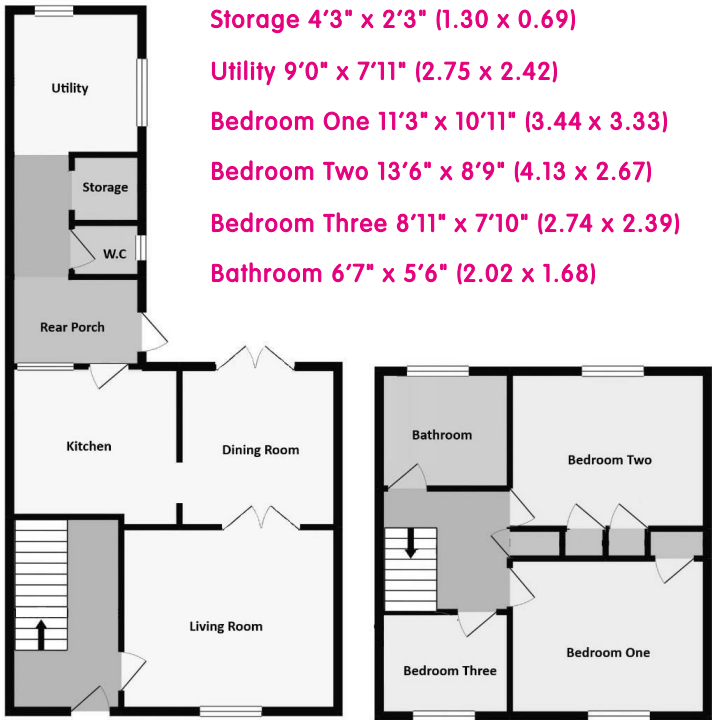
The rear extension enhances practicality with a cloakroom, a storage cupboard, and an impressive dual-aspect utility room.

Upstairs, two double bedrooms offer generous built-in storage, with bedroom two overlooking the beautifully maintained garden. Bedroom three is a sizable single, ideal as a bedroom or home office. The family bathroom completes the layout with a bath and overhead shower, wash basin, and WC.

The rear garden is a standout feature—expertly landscaped and thoughtfully designed to offer a variety of seating areas for relaxation and entertaining. A generous timber-built storage shed at the side adds further convenience.

Room Dimensions

- Living Room 13'11" x 11'4" (4.26 x 3.46)
- Dining Room 10'3" x 10'2" (3.13 x 3.10)
- Kitchen 9'9" x 8'3" (2.98 x 2.52)
- Rear Porch 8'0" x 7'7" (2.46 x 2.32)
- Cloakroom 4'3" x 2'7" (1.30 x 0.81)
- Storage 4'3" x 2'3" (1.30 x 0.69)
- Utility 9'0" x 7'11" (2.75 x 2.42)
- Bedroom One 11'3" x 10'11" (3.44 x 3.33)
- Bedroom Two 13'6" x 8'9" (4.13 x 2.67)
- Bedroom Three 8'11" x 7'10" (2.74 x 2.39)
- Bathroom 6'7" x 5'6" (2.02 x 1.68)



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 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	

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