



Instinct Guides You



Wessex Road, Weymouth £275,000

- Off Road Parking
- Generous Corner Plot Garden
- Sun Room Extension
- Cul-De-Sac Position
- Well Presented Throughout
- Close To Shops & Bus Route



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A stylish three-bedroom property set on a generous corner plot with a substantial rear garden, tucked away within a quiet cul-de-sac of just a few houses. Beautifully presented throughout, the home benefits from a sun room extension and off-road parking, complementing the well-proportioned accommodation.

To the front, a paved driveway comfortably accommodates two vehicles and provides side access to the particularly generous garden.

Inside, the hub of the home is the well-proportioned living room positioned at the front of the property. This inviting space offers ample room for a range of furnishings and includes a useful downstairs cupboard.

At the rear lies a spacious kitchen/dining room. The kitchen features ample fitted cabinetry with space for appliances and enjoys pleasant views over the garden. The dining area provides a practical family space, with a door leading to the sun room extension at the side, further increasing the overall footprint of the home.

Thanks to its dual aspect, the sun room is beautifully illuminated, with double doors opening directly onto the garden.

Rising to the first floor, the property offers three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned doubles, while bedroom three is a versatile single room. The family bathroom comprises a bath with shower over, wash hand basin and W.C.

The garden is a true highlight, enjoying a particularly large plot. A patio adjoins the house, creating an ideal space for entertaining and making the most of its sunny westerly aspect. A large cabin provides excellent storage and includes electrical outlets, offering a highly versatile additional space. The remainder of the garden is laid to a generous level lawn.



Lounge 14'7" max x 11'10" (4.46 max x 3.63)

Kitchen/Dining Room 17'11" x 8'7" (5.47 x 2.64)

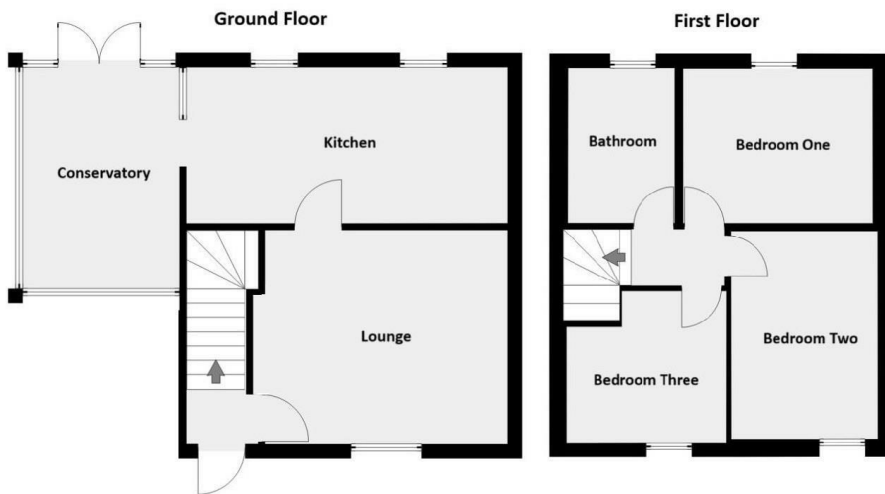
Sun Room 12'4" x 8'8" (3.76 x 2.66)

Bedroom One 10'4" x 8'10" (3.16 x 2.71)

Bedroom Two 11'11" x 8'5" (3.65 x 2.58)

Bedroom Three 9'2" max x 8'8" max (2.80 max x 2.66 max)

Bathroom 8'11" x 6'1" max (2.73 x 1.87 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			70
(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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