



Instinct Guides You



## Southlands Road, Weymouth Guide Price £280,000

- No Onward Chain
- Detached Three Bedroom Bungalow
- Mature Rear Garden
- Generous Lounge /Diner
- Conservatory / Utility At Rear
- Close To Rodwell Trail & Shops
- Bedroom One Enjoys Built In Shower
- Versatile Accommodation



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Offered with no onward chain, this spacious detached bungalow enjoys well proportioned living spaces, a mature rear garden and versatility across three bedrooms. Set in Southlands Road it's within easy reach to local amenities & bus routes. The nearby Rodwell Trail provides scenic walks with access to Weymouth Town centre, Sandsfoot Castle, Sandsfoot Beach & Smallmouth Bay,

Inside the hub of the home is the lounge/diner. A bright and inviting space, with two large front-facing windows that allow natural light to pour in. A feature fireplace adds warmth and character, and there's ample room for both comfortable seating and a family dining table.

The kitchen is fitted with a range of matching wall and base units, an integrated four-ring gas hob, double oven, and stainless steel extractor hood. There's space for an under-counter fridge and a door leads to a conservatory-style utility room, which offers flexible use and includes plumbing for a washing machine, along with pleasant views over the garden.

The main bedroom is positioned at the rear of the property and features a built-in wardrobe, a concealed shower cubicle, and direct access to the garden. Bedroom two is a comfortable double room with a front-facing window, while bedroom three, currently used as a dining room, is also located at the rear and offers versatility depending on your needs.

The bathroom is fitted with a modern suite comprising a panelled bath with shower attachment, WC, pedestal basin, heated towel rail, and complementary tiling.

The rear garden offers a mature attractive space to enjoy the sun and entertain. Adorned with a variety of flowering plants and shrubs it offers a safe enclosed space with side access.



Room Dimensions

Lounge / Diner 18'8" max x 15'1" max (5.70 max x 4.61 max )

Kitchen 9'8" max x 6'3" (2.95 max x 1.92)

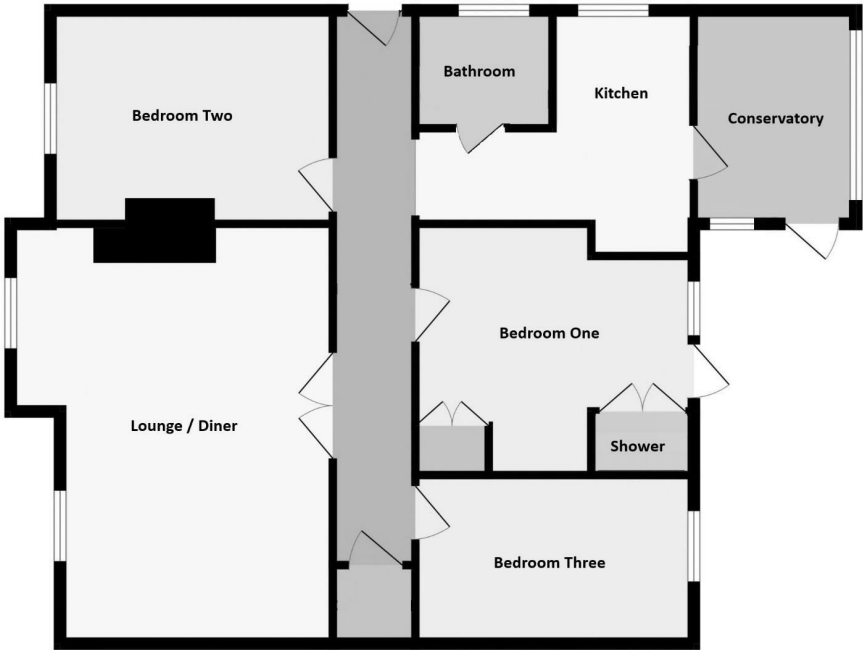
Bathroom 6'3" x 4'11" (1.93 x 1.52)

Bedroom One 13'1" max x 12'0" max (3.999 max x 3.67 max )

Bedroom Two 12'5" x 9'11" (3.80 x 3.04)

Bedroom Three 12'11" x 6'11" (3.94 x 2.11)

Conservatory 10'5" x 7'6" (3.20 x 2.30)



| 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 |         |                         |
| 57                                          |         | 72                      |
| 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.