



Instinct Guides You



Primula Close, Weymouth, Dorset DT3 6SL Offers in excess of £180,000

- Southerly Garden
- Garage
- Two Double Bedrooms
- Cul-De-Sac Location
- In Need Of Modernisation
- Semi Detached
- Preston Downs
- Driveway
- Lean To Conservatory
- Close To Amenities



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 TWO DOUBLE BEDROOM SEMI DETACHED house with GARAGE and SOUTHERLY REAR GARDEN being sold with NO ONWARD CHAIN in Preston Downs. The property is in need of modernisation situated in a Cul-De-Sac location on Primula Close being equidistant from both Weymouth and Dorchester with local amenities near by including a variety of shops, schools and bus service. Entering the hallway with stairs to first floor and doors to the living accommodation.

The lounge/diner is a good size with patio doors to a conservatory and in turn out to the garden. The kitchen has a range of wall and base units space for white goods. The first floor has two double bedrooms the main bedroom with a range of fitted wardrobe overlooking the rear and the second bedroom benefiting built in storage. The bathroom comprising a panelled bath, pedestal wash hand basin and WC.

Outside there are front and rear gardens the rear being of a southerly garden with a detached garage and driveway running to the side.



Room Dimensions

Hallway

Lounge/Diner 15'10" x 11'10" (4.83 x 3.63)

Kitchen 10'0" x 5'10" (3.05 x 1.80)

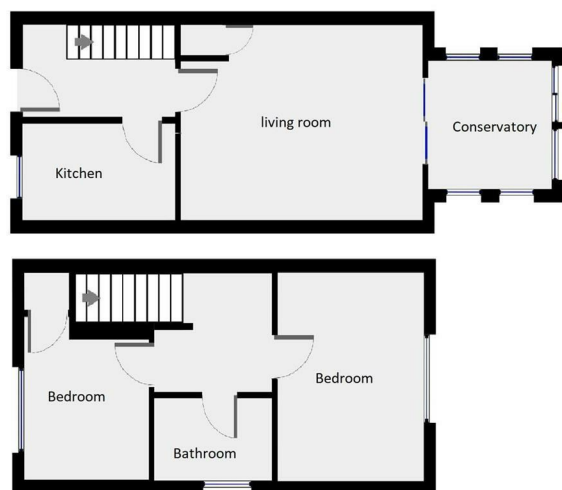
First Floor Landing

Bedroom One 11'10" x 10'2" (3.63 x 3.10)

Bedroom Two 9'3" x 8'7" > 8'2" (2.83 x 2.64 > 2.49)

Bathroom

Garage 20'4" x 8'2" (6.2 x 2.49)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			86
(81-91) B			
(69-80) C			62
(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.