



Instinct Guides You



Cobham Drive, Weymouth Offers In Excess Of £245,000

- No Onward Chain
- Three Bedrooms
- Front & Rear Gardens
- Fronting Green Space
- Communal Parking Bays
- In Need Of Some Modernisation



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Located in a well-established popular cul-de-sac location of Weymouth, this three-bedroom mid-terrace home offers a generous lounge/diner, kitchen, utility room, downstairs W.C., and private garden. With three well-proportioned bedrooms and a modern shower room upstairs, the property is ideal for families, couples or anyone seeking comfortable living space close to local amenities.

Entering through the front garden, the property opens into a practical entrance porch with access into the main hallway. From here, the lounge diner stretches across the full depth of the property and is flooded with natural light with patio doors leading to the garden. The space is arranged to accommodate both comfortable seating and a family dining table, with a feature fireplace as a focal point and neutral decor.

The kitchen is accessed from both the inner hallway and lounge, and is fitted with ample worktop space, under-counter storage and wall-mounted units. A large window overlooks the garden, and a door leads through to a sizeable utility/storage room. This practical area offers additional space, storage options and access to the rear garden. Beyond the utility is a ground floor W.C., perfect for guest use and convenience.

Upstairs, the landing leads to three bedrooms and a modern shower room. Bedroom One is a spacious double with a fitted wardrobes and a rear-facing window. Bedroom Two is another generous double overlooking the garden, also complete with built-in storage. Bedroom Three is a large single or small double, currently set up as a study but suitable for various uses.

The shower room is contemporary and well-finished, featuring a large walk-in shower, vanity unit with integrated basin, W.C., and a window for natural light and ventilation.

Outside, the rear garden is well maintained with a mix of lawn and patio, enclosed by fencing and bordered with established shrubs and plants. Communal parking bays to the front of the property add additional convenience.



Room Dimensions

Lounge/Diner 16’9" x 15’7" > 10’5" (5.13 x 4.75 > 3.18)

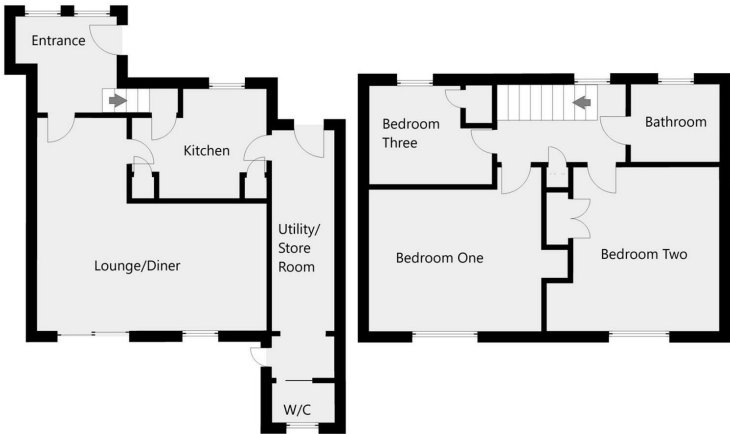
Kitchen 11’11" x 7’10" max (3.64 x 2.41 max)

Utility/Store Room 10’5" x 6’9" (3.2 x 2.06)

Bedroom One 12’7" x 10’4" (3.85 x 3.16)

Bedroom Two 11’8" x 10’11" (3.58 x 3.35)

Bedroom Three 9’5" x 8’0" (2.89 x 2.45)



| 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 | | |

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.