



Instinct Guides You



St. Leonards Road, Weymouth £300,000

- Three Double Bedrooms
- Open Plan Living
- Modern Kitchen & Bathroom
- Short Walk To Town & Harbour
- Freehold
- No Onward Chain
- South Westerly Garden
- Local Amenities Nearby
- Ideal Investment
- Well Presented



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Offered with NO ONWARD CHAIN, is this WELL PRESENTED, THREE DOUBLE BEDROOM, character COTTAGE that benefits a SOUTH WESTERLY GARDEN, OPEN PLAN LIVING and is located just a SHORT WALK to Weymouth TOWN CENTRE and its range of restaurants and bars & historic HARBOUR.

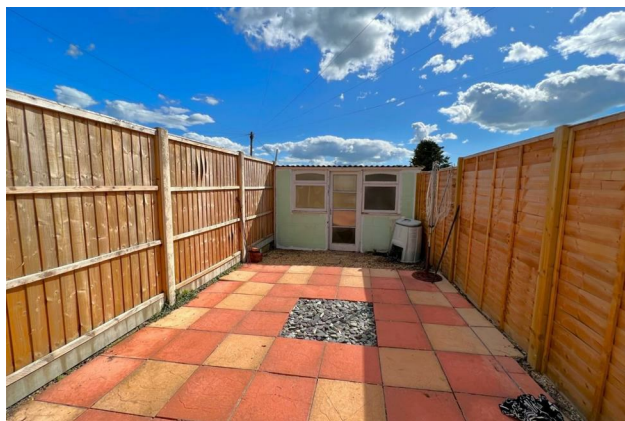
Stepping inside of the property you first enter a vestibule before stepping into the living space. The ground floor has a beautiful open plan layout from front to back which makes for a modern bright space. At the front of the property is the living room, although open plan the stairs provide a perfect space for a sofa and makes the space feel more cottage-esque thanks to timber in the ceiling and a feature fireplace. The dining room can be found adjacent to the staircase. It currently has a four seater dining table and flows through beautifully into the kitchen and bathroom at the rear.

The kitchen has a range of fitted units and benefits a sky light in the centre which distribute light around the living space. The bathroom found at the rear of the property comprises a bath with shower over, wash hand basin and w/c.

The first floor is shared between two double bedrooms. Bedroom one at the front of the property is a good size double with plenty of room for furniture. Bedroom two can be found at the rear, it has a generous storage cupboard and a view into the rear garden and is currently arranged a nursery however is a lovely bedroom or home office.

The landing which ascends to the second floor has scope to include a w/c. On the second floor is bedroom three, a double room that benefits a small dormer window with pleasant views and eaves storage on both sides.

The rear garden is finished to a low maintenance standard, patio and enclosed fences on both sides. At the bottom there is a shed excellent for storage and the garden enjoys plenty of sun that's to is southerly aspect, perfect for entertaining.



Room Dimensions

Lounge 11'5" max x 10'9" max (3.5 max x 3.3 max)

Dining Room 11'5" max x 11'5" max (3.5 max x 3.5 max)

Kitchen 14'9" max x 11'5" max (4.5 max x 3.5 max)

Bedroom One 11'5" x 10'9" (3.5 x 3.3)

Bedroom Two 10'5" max x 7'2" max (3.2 max x 2.2 max)

Bedroom Three 11'5" x 10'9" (some height restrictions)
(3.5 x 3.3 (some height restrictions))

Current Council Tax Band - B

Agents Notes

The property was previously marketed and sold as a three bedroom house and has been the situation for a number of years, however we are not able to confirm if it has been done to meet building regs.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (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.