



Instinct Guides You



## Lanehouse Rocks Road, Weymouth £320,000

- Westerly Garden
- Ample Off Road Parking
- No Onward Chain
- Three Double Bedrooms
- Modern Finish Throughout
- Close To Amenties
- Bus Route Nearby
- Kithen/Diner
- Coastal Walks Nearby
- Lanehouse



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Wilson Tominey are delighted to present an EXTENDED three double bedroom bungalow, located in the LANEHOUSE, close to a range of amenities including a BUS ROUTE, PHARMACY, and CONVENIENCE STORE. The property also benefits from a WESTERLY garden and ample PARKING. NO ONWARD CHAIN.

The property is approached via a substantial driveway with space for multiple vehicles, and access to the garden to the right of the bungalow. Stepping through the front entrance, you arrive in the hallway, which provides access to all three bedrooms, as well as the modern kitchen/diner and convenient shower room.

Bedroom one, located on the right-hand side, is generously sized and features a large bay window, allowing plenty of natural light to fill the room. Bedroom two, found opposite, is another spacious double bedroom and benefits from a feature fireplace and a large bay window.

The third bedroom is located at the rear left of the hallway and features a set of double doors leading into the bright and airy lounge. The lounge benefits from sliding doors and windows spanning the width of the room, overlooking the rear garden. This space takes full advantage of the garden's westerly aspect and provides a wonderful place to relax and enjoy pleasant outdoor views.

The shower room is centrally located within the property and is finished in a wet-room style, comprising an open shower, wash hand basin, and WC. The L-shaped kitchen is spacious enough to accommodate a dining table and features a range of fitted units providing ample storage. A further door connects the kitchen to the lounge. From the kitchen, a door leads into a porch on the right-hand side of the property, ideal for storing coats and boots. On the left-hand side, a contemporary additional bathroom is also accessible, fitted with an enclosed bath, wash hand basin and W.C, with a window allowing for natural light and ventilation.

The rear garden is a large, level plot benefiting from a westerly aspect, maximising sunlight throughout the day. This is complemented by a generous patio area, perfect for outdoor seating and entertaining. The property also benefits from external storage, including a metal shed with light and power.



**Lounge 19'5" x 10'2" (5.93 x 3.11)**

**Kitchen/Diner 10'11" > 4'4" x 20'9" > 10'8" (3.33 > 1.34 x 6.33 > 3.27)**

**Bedroom One 11'5" plus bay x 10'11" (3.48 plus bay x 3.34)**

**Bedroom Two 11'5" plus bay x 10'11" max (3.50 plus bay x 3.34 max)**

**Bedroom Three 10'9" x 9'11" (3.29 x 3.04)**

**Shower Room 7'2" x 4'5" (2.20 x 1.35)**

**Bathroom**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.