



Instinct Guides You



Reed View Close, Weymouth, Dorset DT4 0EW £260,000

- Southill
- Well Presented
- Off Road Parking
- Lovely Garden
- Modern Kitchen
- Modern Bathroom
- In A Cul-De-Sac
- Reed View Close
- Semi Detached Bungalow
- Generous Plot



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



WELL PRESENTED TWO DOUBLE BEDROOM semi detached bungalow with LARGE GARDEN, driveway in SOUTHILL.

The property is situated approximately 1.5 miles from Weymouth Town Centre with local shops and amenities close by.

The property is entered from the large driveway to the side into the modern kitchen, the hallway adjoins and feeds all other rooms. The lounge diner is a light and airy space with room for a large table for entertaining . The bathroom is a modern suite with side window. The primary bedroom is a generous double with window overlooking the garden. Bedroom two also looks over the garden.

Outside is a landscaped rear garden with large access to the side and ample space to the front.

Room Dimensions

Entrance

Kitchen 13'3" x 8'11" (4.06 x 2.74)

Lounge 5.07 x 3.32

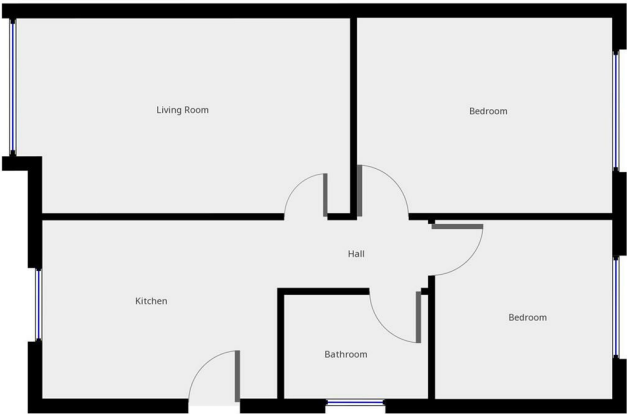
Bedroom One 14'1" x 11'1" (4.31 x 3.39)

Bedroom Two 10'2" x 8'9" (3.12 x 2.69)

Bathroom

Rear garden

Front Garden



THE INFORMATION CONTAINED HEREIN IS INTENDED 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		83
(81-91) B		
(69-80) C		65
(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.