



Instinct Guides You



Weyview Crescent, Weymouth £425,000

- No Onward Chain
- Well Presented Throughout
- Family Bathroom & En-suite
- Mature Attractive Rear Garden
- Garage & Driveway Parking
- Close To Beautiful Country Walks
- On A Bus Route - Close To Schools
- Modern Fitted Kitchen / Dining Room
- Cul-de-sac Position
- Close To Upwey Train Station



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Wilson Tominey are delighted to offer this well-presented three-bedroom detached family home, set in an attractive cul-de-sac close to beautiful countryside walks and convenient transport links. The property enjoys a mature rear garden, well-proportioned living spaces and a garage with ample driveway parking.

Inside, the hub of the home is the pleasant living room positioned at the rear. Sliding doors open directly onto the garden, helping to blur the boundaries between indoor and outdoor living. The room is generously sized, allowing flexibility for a range of furniture and layouts.

Adjacent, the kitchen/diner has been remodelled by the current owner. The kitchen features sleek modern cabinetry, ample work surfaces and space for appliances, with a side door providing external access. A cloakroom completes the ground floor perfectly.

Rising to the first floor are three bedrooms and the family bathroom. Bedroom one is a generous double enjoying far-reaching views over the surrounding countryside, complemented by a well-appointed en-suite shower room. Bedroom two is another comfortable double, while bedroom three is a spacious single currently arranged as a home office/study.

The family bathroom comprises a modern white suite with bath and shower over, hand basin and W.C., set against contemporary tiling.

The rear garden is a true highlight — a relatively private, mature space adorned with a variety of flowers, trees and shrubs. A patio provides an excellent area for outdoor dining and entertaining, and also offers access to the garage. Part of the garage has been partitioned to create a versatile space currently used as a home gym. Side access leads to the front, where there is parking for several vehicles.

Location
Weyview Crescent is a sought-after cul-de-sac positioned on the borders of the picturesque Wey Valley. Both Dorchester & Weymouth are easily accessible, and a range of amenities — including schools and transport links — are within close proximity.

- Living Room 16'10" x 9'8" (5.14 x 2.95)
- Kitchen/Dining Room 13'10" x 9'11" (4.23 x 3.04)
- Cloakroom 4'9" x 2'8" (1.46 x 0.83)
- Garage/Home Gym 15'7" x 8'7" (4.75 x 2.64)
- Bedroom One 10'1" max x 12'0" max (3.09 max x 3.66 max)
- En-suite 7'8" max x 3'7" (2.35 max x 1.11)
- Bedroom Two 10'0" x 8'10" (3.07 x 2.71)
- Bedroom Three 6'9" x 6'4" (2.07 x 1.94)
- Bathroom 6'5" x 6'0" (1.96 x 1.85)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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