



Instinct Guides You



## Faircross Avenue, Weymouth Offers In Excess Of £280,000

- No Onward Chain
- Garage & Parking
- Commanding Elevated Position
- Westerly Rear Garden
- Close To Rodwell Trail
- Three Bedroom Townhouse
- Well Presented Throughout
- Versatile Accommodation



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Set in a cul-de-sac off Wyke Road, this well presented townhouse enjoys a prime position and enjoys well proportioned living spaces, garage with parking and a WESTERLY aspect garden. Offered with no onward chain.

The property enjoys a commanding position with a private driveway at the front that provides parking, and the adjoining garage includes a handy utility zone offering excellent versatility to the home.

Inside, the first floor offers a spacious living/dining area designed for comfort and benefits from two large windows that illuminate the space wonderfully. Adjacent is the contemporary kitchen that's thoughtfully arranged with sleek cabinetry and ample workspace. The window looks into the rear garden and enjoys a westerly aspect,. A cloakroom completes the floor perfectly.

The garden is is accessed via the first floor and is paved for easy maintenance and oriented to catch the sun throughout the day, offering a peaceful setting for outdoor dining and a pleasant space to entertain. A gate leads to a path and rear access.

Upstairs, three inviting bedrooms await—two doubles and a well-proportioned single—making it a flexible layout for families, guests or a home office. The stylish bathroom features a bath with overhead shower, WC and basin set into a smart vanity unit, finished with an illuminated mirror to enhance the space.

The property is well positioned, and sits close to the Rodwell Trail, well reputed schools and is a short walk to the marina and iconic Harbourside and its range of shops, restaurants and boutiques.

## Room Dimensions

Lounge / Diner 19'1" max x 15'11" max (5.82 max x 4.86 max)

Kitchen 9'8" max x 9'0" (2.95 max x 2.76)

Bedroom One 12'7" x 9'2" (3.84 x 2.80)

Bedroom Two 11'10" x 9'10" (3.63 x 3.00)

Bedroom Three 11'10" x 6'2" (3.63 x 1.89)

Bathroom 6'9" x 5'9" (2.08 x 1.77)

Garage 16'5" max x 12'1" max (5.02 max x 3.70 max )

Utility Area 6'10" x 2'7" (2.10 x 0.80)



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