



Instinct Guides You



Francis Road, Weymouth £350,000

- Extended Accommodation
- Garage & Driveway
- Well Presented
- Modern Kitchen
- Two Reception Rooms
- Utility Room
- Some Open Views
- Semi Detached



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



Situated within a popular residential area of Weymouth, Francis Road is an extended three bedroom semi detached home offering spacious and well balanced accommodation, a generous open plan kitchen arrangement, driveway parking and a garage. The property is conveniently located for access to local amenities, schools and transport links, while remaining within easy reach of Weymouth town centre and seafront.

The accommodation is entered via a hallway which provides access to the principal ground floor rooms. The lounge is positioned to the front and offers a comfortable living space with a large window allowing natural light to fill the room, along with a feature fireplace creating a focal point. The dining room sits centrally within the home, creating a natural hub that connects the accommodation and provides a sociable flow between the rooms. This space offers ample room for a family dining table and links seamlessly through to the extended kitchen, enhancing the sense of openness while still retaining defined areas.

To the rear, the extended kitchen is fitted with a range of contemporary units, generous work surfaces and integrated appliances, arranged in a practical layout. The space benefits from a bright aspect and a clear connection back through to the dining area, making it ideal for both everyday living and entertaining.

A separate utility room provides additional storage and space for appliances, adding further practicality to the ground floor layout.

To the first floor, there are three bedrooms. The principal bedroom is a well proportioned double with built in storage, while the second bedroom is another comfortable double. The third bedroom offers flexibility as a further bedroom, nursery or study. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a modern style.

Externally, the rear garden is arranged with a patio area leading onto lawn, providing a pleasant outdoor space for seating and general use.



Room Dimensions

Kitchen 17'1" x 7'6" (5.23m x 2.31m)

Lounge 10'10" max x 11'11" max (3.31m max x 3.64m max)

Dining Room 12'0" max x 10'10" max (3.68m max x 3.31m max)

Utility 8'9" x 6'10" (2.68m x 2.10m)

Bedroom One 11'11" max x 11'1" max (3.64m max x 3.39m max)

Bedroom Two 10'11" x 10'0" (3.34m x 3.06m)

Bedroom Three 7'11" x 6'10" (2.42m x 2.10m)

Bathroom 6'9" max x 6'2" max (2.08m max x 1.88m max)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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			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.