



Instinct Guides You



## Parkmead Road, Weymouth £240,000

- Large Cabin In Garden
- Two Double Bedrooms
- Family Bathroom & Ensuite
- Mature Attractive Garden
- Open Plan Lounge Dining Room
- Close To Amenities & Bus Route



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



Offering two double bedrooms, bathroom AND EN-SUITE this well proportioned two bedroom home offers comfortable living close to range of amenities. The home benefits a mature rear garden with BEAUTIFULLY FINISHED CABIN offering superb versatility.

The ground floor begins with an entrance hallway leading into a spacious living room, which opens through to the front facing dining room. The living room offers space for a range of furniture and the room enjoys a south facing window that beautifully illuminates the space.

From here, a door leads into the kitchen that offers a range of fitted shaker style cabinetry and room for white goods. The kitchen flows though to the ground floor bathroom that comprises a bath with shower over, hand basin and W.C set against decorative tiling.

Stairs rise to the first-floor landing, where doors open to two well-sized double bedrooms. The main bedroom benefits from an ensuite shower room and a large built-in wardrobe, while the second bedroom enjoys generous proportions and a pleasant outlook towards the Isle of Portland.

Outside, a front gate and pathway lead to the entrance, with a small garden area planted with shrubs. The rear garden offers an initial patio area with further planting beyond, along with a pathway leading to a beautifully finished cabin with fibreglass roof, offering a superb space and excellent versatility.



**Dining Room 10'0" x 9'7" max (3.05 x 2.94 max)**

**Living Room 15'1" max x 8'7" (4.62 max x 2.64 )**

**Kitchen 15'1" x 7'7" max (4.62 x 2.33 max)**

**Bathroom 8'3" max x 7'9" max (2.53 max x 2.38 max )**

**Bedroom One 8'9" max x 10'4" max (2.68 max x 3.15 max )**

**Ensuite 6'3" x 5'2" (1.93 x 1.58)**

**Bedroom Two 9'11" max x 15'1" max (3.04 max x 4.62 max )**

**Cabin One 8'9" x 8'11" (2.68 x 2.72)**

**Cabin Two 8'11" x 3'10" (2.72 x 1.19)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.