Instinct Guides You

Louviers Road, Weymouth
Asking Price £260,000

- Well Presented Throughout
- Front and Rear Gardens
- Vendor Currently Suited
- Westerly Aspect Garden
- Modern Kitchen and Bathroom
- Solar Panels
- Off Road Location
- Cloakroom
- Close to Local Amenities
- Close to Transport Links

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

The Property Ombudsman

A WELL PRESENTED charming three bedroom property with MODERNISED KITCHEN and BATHROOM. Situated on the outskirts of Weymouth, benefitting from SPACIOUS RECEPTION ROOM, WESTERLEY ASPECT GARDEN, good TRANSPORT LINKS and located close to AMENITIES.

The property is beautifully presented, demonstrated immediately by the well-kept exterior of the property, including its updated windows. Accompanied by established borders, creating a welcoming approach to the property. The large, spacious living room has ample space for furnishings, with a feature fireplace blending contemporary with classic. The Kitchen Dining room is a great space, thoughtfully designed with functionality at its core, comprising multiple eye and base level units. Benefitting from a dual aspect, this bright room is a great space to prepare meals and entertain synonymously.

The Cloakroom is a good size benefiting from a small window providing ventilation and natural light.
The landing grants access to the three bedrooms and bathroom, this also benefits from a large storage cupboard creating essential storage for this family home. Bedroom One is a great size, boasting two windows overflowing with natural light creating a warm airy space. The second bedroom is another good sized double with additional space for furnishings. The third bedroom is a single, with potential versatility as a study/ office. Finally the upstairs bathroom has been updated with neutral tiling up to the ceiling, comprising bath with shower over, wash hand basin and W/C.

The property benefits from a Westerly aspect rear garden accessed through the kitchen, which is a good sized tiered garden with both patio and grass areas creating a lovely space with minimal maintenance. Finally the home boasts solar panels, generating electricity reducing the properties bills and carbon footprint.

Room Dimensions

Living Room 15'8" x 11'6" max (4.80 x 3.52 max)

Kitchen/ Dining Room 17'8" x 10'4" (5.41 x 3.17)

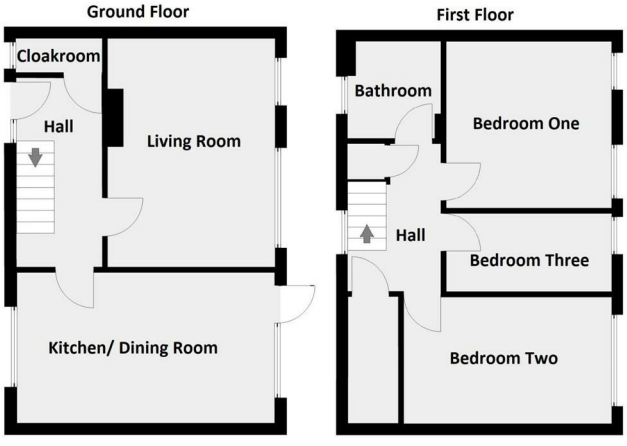
Cloakroom 5'10" x 2'3" (1.79 x 0.71)

Bedroom One 11'8" x 11'8" (3.58 x 3.57)

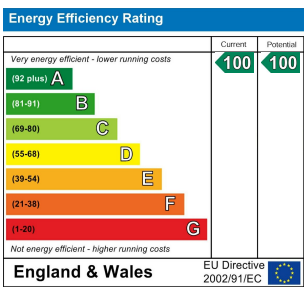
Bedroom Two 14'8" x 8'10" (4.49 x 2.71)

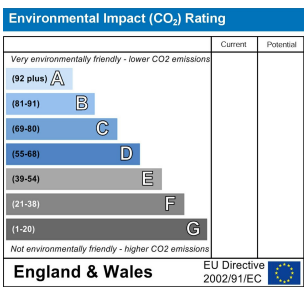
Bedroom Three 11'8" x 5'5" (3.57 x 1.67)

Bathroom 6'9" x 6'7" max (2.07 x 2.02 max)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





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.