



Instinct Guides You



## Bridlebank Way, Weymouth £230,000

- Garage In A Block
- Modern Kitchen & Bathroom
- Close To Upwey TRAIN STATION
- Two Double Bedroom
- Landscaped Rear Garden
- Attractive Position Set Back From Road



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



With GARAGE a well presented two DOUBLE bedroom house in Broadway offering a low-maintenance garden. Positioned close to TRAIN STATION with easy access to Dorchester & Weymouth it offers convenience with a modern interior.

Step inside through a sheltered porch into a welcoming hallway where stairs rise to the first floor. The lounge sits to the front of the house and benefits from a large window that fills the room with natural light and useful under-stairs storage. Beyond, a modern fitted kitchen features ample cabinetry, and worktop space with integrated appliances and room for a washing machine. A rear door from the kitchen opens onto a large decked area that leads to the garden.

Upstairs there are two comfortable double bedrooms. The contemporary bathroom is fitted with a bath with shower over, hand basin and W.C set against contemporary tiling.

Outside, the enclosed rear garden is designed for easy upkeep, mainly laid to decking that continues to a large patio area with gated rear access, an external power point, water supply and a garden shed. The front garden is laid to lawn with a path to the front door, and a single garage with an up-and-over door in a nearby block provides secure parking or extra storage.



**Living Room 17'2" x 8'3" (5.24 x 2.52)**

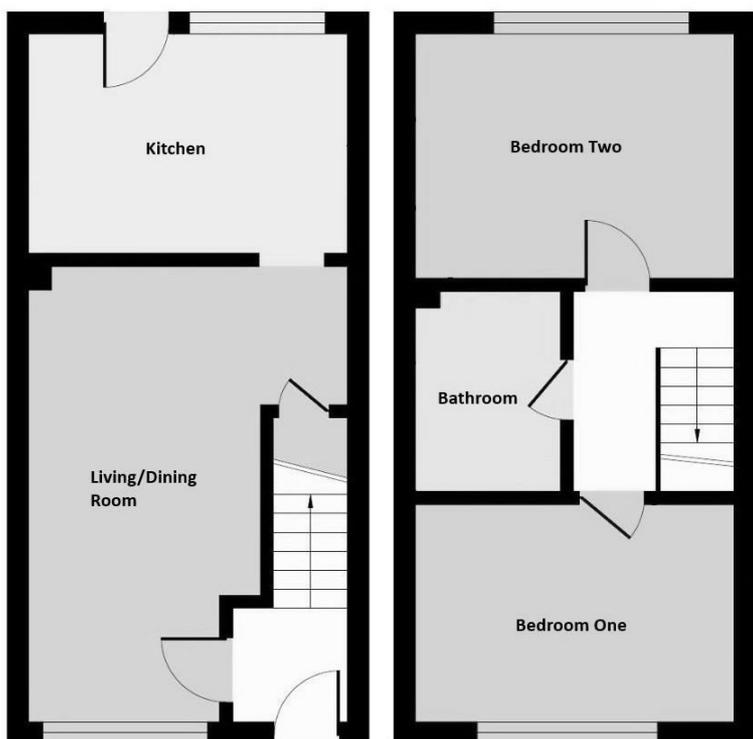
**Kitchen 11'10" x 8'5" (3.62 x 2.57)**

**Bedroom One 11'11" into wardrobe x 9'7" (3.64 into wardrobe x 2.93)**

**Bedroom Two 11'11" x 9'8" max (3.64 x 2.95 max )**

**Bathroom 9'6" x 5'7" (2.92 x 1.71)**

**Garage 15'6" x 7'9" (4.73 x 2.37)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			71
(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.