



Instinct Guides You



Ashton Road, Weymouth £260,000

- Three Double Bedrooms
- Accommodation Over Three Floors
- Two Reception Rooms
- Extended Kitchen/Diner
- Close To Weymouth's Vibrant Harbourside
- Well Presented Throughout
- Spacious Bathroom
- Town Centre Nearby



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



Welcome to Ashton Road — an extended, well-presented and spacious three-double-bedroom home arranged over three floors, complete with a low-maintenance rear garden. The property sits within close proximity to Weymouth town centre, its vibrant harbour, local bus routes and a nearby supermarket, making it an ideal base for convenient everyday living.

The hub of the home is the extended kitchen/diner at the rear. This bright, social space offers a generous range of fitted cabinetry with room for a washing machine, tumble dryer and dishwasher. Double doors open directly to the garden, helping to blur the boundaries between indoors and outdoors.

The ground floor also boasts two reception rooms, adding welcome versatility. The living room at the front features a box bay window that floods the space with natural light, while the former dining room behind continues the theme of generous proportions.

Upstairs, the first-floor landing leads to a contemporary bathroom, fully tiled and fitted with a separate shower unit, bath, W.C. and wash hand basin. Decorative black-and-white tiling adds character, and a large window above the bath ensures the room feels bright and inviting.

Both first-floor bedrooms are comfortable doubles. Bedroom One enjoys a box bay window and fitted cupboards to maximise usable space. Bedroom Two includes a built-in storage cupboard and overlooks the rear garden.

The top floor hosts the third double bedroom, also enjoying a pleasant rear aspect.

The rear garden captures excellent morning light and has been designed with low maintenance in mind. A patio adjoins the house — perfectly sized for outdoor dining — and wraps around the side of the property. The remainder is laid to lawn, bordered by a mature hedge on one side and complemented by a useful shed at the back.

Lounge 11'11" max x 10'3" (3.65 max x 3.14)

Dining/Second Reception 10'3" x 9'10" max (3.13 x 3.00 max)

Kitchen 9'1" x 8'3" (2.77 x 2.53)

Dining Area 9'8" x 7'10" (2.96 x 2.41)

Bedroom One 12'7" including wardrobes x 12'2" (3.86m including wardrobes x 3.71m)

Bedroom Two 10'7" x 9'10" (3.24 x 3.00)

Bedroom Three 14'1" x 10'10" (4.31 x 3.31)

Bathroom 9'2" x 8'2" (2.81 x 2.50)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		83
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.