



Instinct Guides You



## Gallwey Road, Weymouth Offers In Excess Of £225,000

- Well Presented Throughout
- Two Double Bedrooms
- Mature Rear Garden With Cabin
- Family Bathroom & Upstairs W.C
- Close To Bus Route & Amenities
- Open Plan Lounge/Diner
- Well Proportioned Kitchen
- Close To Beautiful Walks - Fleet Lagoon



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Welcome to Galloway Road — a well-proportioned two-double-bedroom home featuring a mature rear garden with a versatile cabin, a spacious kitchen, and an open-plan lounge/diner. The property is conveniently positioned close to a range of amenities, including a bus route, and sits within easy reach of the town centre.

The ground floor opens with an entrance hallway leading into a generous open-plan lounge/diner, beautifully illuminated by a southerly-facing window. This inviting space accommodates a variety of furniture layouts, including a dining table, and benefits from a useful understairs cupboard.

Positioned at the rear, the kitchen is impressively sized and offers ample cabinetry along with space for appliances. A large window overlooks the garden, creating a bright and welcoming atmosphere. A folding door leads through to the ground-floor bathroom, which comprises a bath with shower over, hand basin, and W.C., all set against decorative white tiling.

Stairs rise to the first-floor landing, where doors open to two well-sized double bedrooms and an additional W.C. The main bedroom spans the full width of the property and includes a built-in wardrobe, while the second bedroom enjoys generous proportions and a pleasant outlook over the rear garden.

Outside, the rear garden begins with a patio area and a small elevated seating spot beyond. The garden then extends to a lawn bordered by an established flower bed. A large cabin with power provides excellent versatility, complete with a practical store room to the rear.

**Living/Dining Room 19'11" max x 14'11" max ( 6.09 max x 4.57 max )**

**Kitchen 12'0" x 7'1" (3.67 x 2.17)**

**Bathroom 7'1" x 5'5" (2.16 x 1.67)**

**Bedroom One 14'11" into wardrobe x 10'2" max (4.57 into wardrobe x 3.10 max )**

**Bedroom Two 9'3" max x 9'4" max (2.82 max x 2.86 max )**

**W.C 6'7" x 5'8" (2.02 x 1.75)**

**Cabin 9'10" x 9'3" (3.01 x 2.84)**

**Storage 9'3" x 5'4" (2.84 x 1.63)**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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.