



Instinct Guides You



## Sedge Place, Weymouth £320,000

- Semi Detached
- Garage & Parking
- Ensuite
- Kitchen/Diner
- Well Presented
- Cloakroom



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Set within a modern residential development on the outskirts of Preston, is a well presented three bedroom semi detached home offering spacious and practical accommodation throughout, together with a KITCHEN/DINER, EN-SUITE, private rear garden and the added benefit of a GARAGE with PARKING. The property is conveniently positioned for access to local amenities, schools and transport links, making it well suited to a range of buyers.

The property is entered into a central hallway which provides access to the principal ground floor rooms, along with stairs rising to the first floor and a ground floor WC. Positioned to the front is the living room, a comfortable and well proportioned space with ample room for furnishings and a pleasant outlook.

To the rear of the property is the kitchen diner which spans the width of the house and provides an excellent space for everyday living and entertaining. The kitchen is fitted with a range of units and work surfaces with space for appliances, while the dining area offers room for a table and chairs. Doors open directly onto the rear garden, allowing for a natural connection between indoor and outdoor space.

Stairs rise to the first floor where three bedrooms are arranged around the landing. The principal bedroom benefits from an en suite shower room. The remaining two bedrooms are well proportioned and offer flexibility for use as bedrooms, a study or guest accommodation. The family bathroom is fitted with a bath, wash hand basin and WC.

Externally the rear garden is arranged for ease of maintenance with a combination of patio and shingle areas, providing space for outdoor seating. A pathway leads to the rear where a garage is positioned, offering additional pitched roof storage with parking in front.



## Room Dimensions

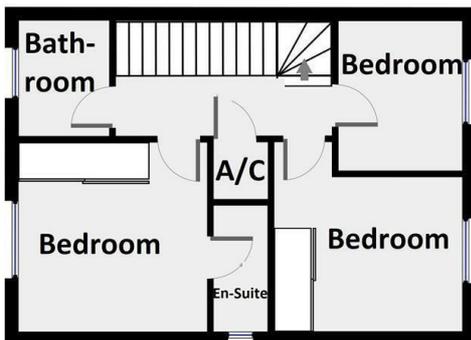
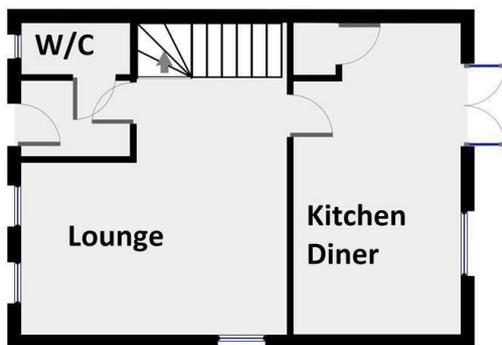
Lounge 15'8" x 15'1" (4.8 x 4.62)

Kitchen/Diner 18'4" x 9'10" (5.61 x 3.02)

Bedroom One 11'3" x 11'1" (3.43 x 3.38)

Bedroom Two 11'1" x 9'3" (3.4 x 2.82)

Bedroom Three 8'9" x 7'4" (2.69 x 2.24)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(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.