Instinct Guides You

Abbotsbury Road, Weymouth
£275,000

- Semi Detached
- Two Reception Rooms
- Off Road Parking
- Well Presented
- Close To Amenities
- Three Bedrooms

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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 three bedroom semi detached home set within a convenient and established location on Abbotsbury Road in Weymouth, offering well proportioned accommodation, a modern kitchen, two reception rooms, front and rear gardens and off road parking. The property is ideally positioned for access to local amenities, transport links and the town centre, making it a practical and appealing home for a range of buyers.

Stepping inside, the property opens into a central hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front, the dining room provides a bright and well proportioned space, ideal for everyday dining or entertaining. To the rear, the lounge is a comfortable and inviting room, enjoying a pleasant outlook over the garden and direct access through double doors, allowing natural light to flow through the space.

The kitchen is positioned to the rear of the property and is fitted with a modern range of units and work surfaces, with ample space for appliances and good natural light. A side porch offers an additional entrance and useful transitional space between the front and rear of the home.

Rising to the first floor, three bedrooms are arranged off the landing. Bedroom one is a spacious double benefitting from fitted storage, while bedroom two is another well proportioned double. Bedroom three provides a further versatile room, suitable as a bedroom, study or nursery. The family bathroom is fitted with a separate shower cubicle wash hand basin, w/c and benefits underfloor heating.

Externally, the rear garden is mainly to lawn with patio areas and established planting, providing a pleasant setting for outdoor use. To the front, the property is set back from the road with a neat frontage with off road parking.

This is a well balanced home offering good proportions throughout, modern presentation and a convenient location, making it an excellent opportunity for a variety of buyers.

Room Dimensions

Dining Room 12'5" x 9'6" (3.8 x 2.9)

Lounge 12'9" x 10'7" plus recess (3.9 x 3.23 plus recess)

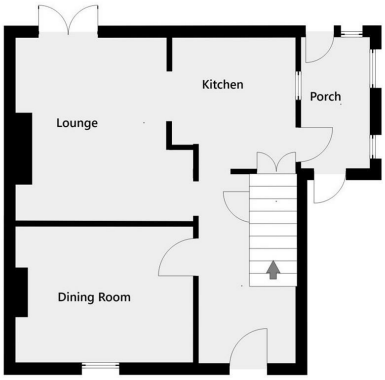
Kitchen 9'0" x 9'0" (2.76 x 2.76)

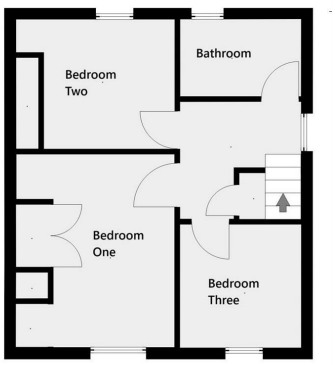
Side Porch

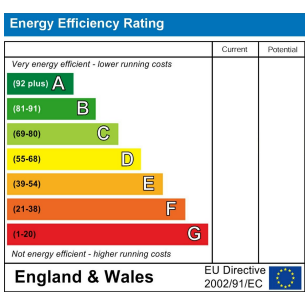
Bedroom One 13'6" x 11'1" (4.13 x 3.38)

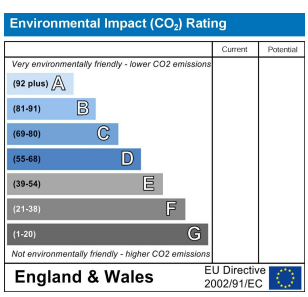
Bedroom Two 11'1" max x 9'0" (3.39 max x 2.76)

Bedroom Three 8'7" x 8'5" (2.63 x 2.59)









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