



Instinct Guides You



Abbotsbury Road, Weymouth £130,000

- Two Reception Rooms
- One Bedroom Freehold Home
- Close To Town Centre
- Amenities & Bus Route Nearby



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



This charming one-bedroom freehold home presents a fantastic opportunity, perfectly positioned along Abbotsbury Road. With public transport links right outside and a host of local amenities nearby, convenience is at your doorstep. The thoughtfully designed layout offers two reception rooms and a bright open-plan first-floor living space with delightful dual aspects, creating a wonderfully airy atmosphere.

The ground-floor bedroom is well proportioned, easily accommodating a variety of furnishings, with the adjacent shower room featuring a fitted shower cubicle, wash basin, and W.C.

A versatile reception room on the ground floor offers the flexibility to suit your lifestyle and acts as a cosy snug with an open staircase leading to the upper floor.

Upstairs, natural light floods the expansive open-plan living area with its bright dual aspect, where the lounge blends seamlessly into a spacious kitchen fitted with ample units and space for white goods.

Location Highlights
Enjoy easy access to Weymouth, Portland, and beyond with reliable public transport steps away. The vibrant town centre is just a stroll from your door, offering a diverse mix of shops, cafes, and eateries to explore.

Room Dimensions

Shower Room 8'3" x 2'9" (2.52 x 0.85)

Bedroom 8'10" x 8'3" (2.71 x 2.54)

Ground floor reception 13'10" max x 8'0" (4.22 max x 2.45)

Lounge/Diner 8'4" max x 14'10" max (2.55 max x 4.53 max)

Kitchen 8'4" x 7'10" (2.56 x 2.41)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.