



Instinct Guides You



Trinity Terrace, Weymouth £280,000

- No Onward Chain
- Beautiful Harbour Views
- Three Bedrooms
- Two Reception Rooms
- Attractive Westerly Aspect Garden
- Close To Vibrant Harbourside & Town Centre
- Ground Floor Bathroom & W.C
- Various Nearby Amenities



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



Situated just a short distance from Weymouth's vibrant historic harbourside, this attractive period mid-terrace home offers a wonderful balance of character and practical living space enjoying two reception rooms, three bedrooms and a mature westerly aspect rear garden. Offered with No Onward Chain.

Inside, the home boasts two separate reception rooms on the ground floor. The front-facing living room features a classic bay window that fills the space with light, while the adjacent dining room provides a dedicated space for family meals and entertaining. Toward the rear, the bright kitchen offers ample fitted storage and counter space, leading directly into the ground-floor family bathroom, which is complete with a bath, overhead shower, wash basin, and toilet.

Upstairs, the layout includes three good-sized bedrooms. The spacious primary bedroom sits at the front of the home and enjoys its own attractive bay window. A second double bedroom sits centrally, with a third bedroom located at the rear. Adding extra convenience for day-to-day living, a separate first-floor W.C. is positioned off the landing.

Outside, the property includes a low-maintenance front garden setting it back from the street. To the rear, the home features a private, westerly facing garden designed to capture the afternoon and evening sun, complete with a pathway, lawn section, and established planted borders.

Positioned within easy walking distance of Weymouth Harbour, local amenities, and coastal paths, it represents an ideal home for buyers looking to enjoy coastal town living.



Living Room 11'5" max x 10'11" (3.49 max x 3.33)

Dining Room 11'1" x 9'6" max (3.39 x 2.91 max)

Kitchen 11'11" x 7'11" (3.64 x 2.42)

Bathroom 7'8" max x 7'4" (2.35 max x 2.26)

Bedroom One 14'11" max x 10'11" (4.55 max x 3.35)

Bedroom Two 10'10" x 9'5" max (3.32 x 2.89 max)

Bedroom Three 9'0" x 8'1" (2.76 x 2.48)

W.C 4'10" x 2'5" (1.49 x 0.76)



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			(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.