



Instinct Guides You



Primula Close, Weymouth £340,000

- Garage & Driveway
- No Onward Chain
- Open Plan Kitchen/Dining Room
- Family Bathroom and Cloakroom
- Modern Kitchen
- Conservatory At Rear
- Bus Route Near By
- Close To Schools & Amenities
- Close Proximity To Country Walks
- Cul-De-Sac Position



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Wilson Tominey are delighted to offer this three bedroom detached family home, complete with garage and driveway parking, tucked away in a peaceful cul-de-sac close to schools and amenities. The property is offered with no onward chain.

The home enjoys a secluded position at the end of the cul-de-sac. At its heart is the open-plan living/dining room, a generous space with excellent versatility for furniture layout. Sliding doors open into the conservatory, which beautifully merges the boundaries between home and garden. Enjoying triple-aspect views across the garden, the conservatory captures the morning sun wonderfully.

The kitchen has been finished to a modern, contemporary standard, offering a range of fitted cabinetry, ample work surfaces and space for appliances. A door provides direct access to the garage and parking area. A cloakroom completes the ground floor.

To the first floor are three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned doubles, with bedroom one benefiting from built-in wardrobes. Bedroom three is a generous single room with pleasant views towards the fields behind.

The family bathroom is well sized and comprises a bath with shower over, hand basin and WC, all set against modern two-tone tiling.

The rear garden offers an excellent blank canvas. A large lawn wraps around the left-hand side and rear of the plot, providing superb privacy. A gravelled area sits beside the garage, with side access available.



- Living Room 12'2" x 14'0" (3.73 x 4.29)
- Dining Room 9'6" x 9'3" (2.92 x 2.82)
- Kitchen 10'1" x 9'6" (3.09 x 2.92)
- Conservatory 11'10" max x 8'5" max (3.61 max x 2.58 max)
- Cloakroom 6'10" x 3'2" (2.09 x 0.98)
- Bedroom One 12'0" into wardrobs x 11'1" (3.68 into wardrobs x 3.40)
- Bedroom Two 11'7" max x 10'4" max (3.55 max x 3.15 max)
- Bedroom Three 9'7" max x 9'0" max (2.93 max x 2.75 max)
- Bathroom 8'2" x 5'5" (2.51 x 1.66)



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.