



Instinct Guides You



Spring Avenue, Weymouth, DT4 8XA £550,000

- No Onward Chain
- Popular Cul-De-Sac In Rodwell
- Generous Southerly Garden
- Large Detached Garage
- Three Double Bedrooms
- Close To Harbour & Newtons Cove
- Two Reception Rooms
- Corner Plot
- Some Views Of Weymouth Bay
- Spacious Accommodation



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



****SOLD SSTC****

Positioned within a desirable residential setting in Rodwell, close to Weymouth Harbour, this impressive three double bedroom home occupies a generous southerly facing plot with established gardens, some sea views and a large detached garage complemented by a driveway. The property offers a wonderful sense of space both inside and out, enhanced immediately by an impressive entrance hallway, while its elevated outlook captures glimpses across the surrounding area towards the coastline. Convenient access is available to the town centre, harbour and local amenities.

The accommodation is entered via a spacious and striking hallway which sets the tone for the rest of the property, creating an immediate feeling of openness and flow. From here, access is provided to all principal ground floor rooms along with a useful cloakroom. The lounge is a particularly generous and light filled room, enjoying a large window that frames the outlook and draws in natural light. The dining room is positioned to the rear and offers a space for entertaining, with a pleasant outlook across the garden.

The kitchen is located to the front of the property and is fitted with a range of base and eye level units with generous work surfaces and space for appliances, arranged in a practical layout with a bright aspect.

To the first floor, the sense of space continues with three well proportioned double bedrooms. The principal bedroom is a generous double with built in wardrobes and an elevated outlook. The second bedroom is equally well sized, while the third bedroom is also a comfortable double, offering flexibility for a variety of uses. The family bathroom is fitted with a bath, wash hand basin and WC.

The property enjoys a beautifully positioned, south-facing rear garden, mainly laid to lawn and framed by mature trees and established planting, creating a private setting. To the front, a driveway provides off-road parking and leads to a garage.

Externally, the property truly comes into its own. The southerly facing garden is a notable feature, offering a generous expanse of lawn bordered by mature planting and established trees, creating a sense of privacy and tranquillity. The garden enjoys a sunny aspect throughout the day and provides an ideal setting for outdoor dining, relaxation and gardening.

A substantial detached garage sits within the plot and is accompanied by a private driveway, providing ample parking and practical storage. The frontage is well presented and set back, adding to the overall sense of space and positioning. This is a home that combines setting, outlook and scale in equal measure, offering an increasingly rare opportunity within close reach of Weymouth's harbour and coastline.

Lounge 19'6" x 13'10" (5.95m x 4.24m)

Dining Room 9'10" x 9'10" (3.02m x 3.01)

Kitchen 14'6" max x 9'10" max (4.44m max x 3.0m max)

Bedroom One 13'2" max x 11'6" max (4.03m max x 3.52m max)

Bedroom Two 13'10" max x 9'11" max (4.22m max x 3.03m max)

Bedroom Three 10'9" max x 9'11" max (3.28m max x 3.03m max)

Garage 21'1" x 16'4" (6.45m x 5.00)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

