



Instinct Guides You



## Roundham Gardens, Weymouth Offers In Excess Of £325,000

- Detached Bungalow
- Generous Plot Size
- Large Garage & Driveway
- Two Double Bedrooms
- Cul-De-Sac Location
- No Onward Chain
- Two Reception Rooms
- Close To Amenities



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**\*\* Open House Friday 15th May Between 4.30pm & 5.30pm \*\*** A detached two double bedroom bungalow set on a generous plot tucked away within a quiet cul de sac location in Weymouth, offered with no onward chain. The property provides well proportioned accommodation including two double bedrooms, a separate lounge and dining room, spacious conservatory, garage and driveway, all complemented by a large garden surrounding the property offering excellent outside space.

Stepping into the property, the central hallway provides access to all principal rooms. The lounge is positioned to the front and offers a bright and comfortable living space with a large window allowing natural light to fill the room. Adjacent is the dining room which links through to the conservatory at the rear, creating a pleasant flow of living space and enjoying views over the garden.

The kitchen is situated to the rear of the property and is fitted with a range of units and work surfaces, with access through to the conservatory providing a practical layout. The conservatory itself offers an additional reception space with surrounding glazing and doors opening out onto the garden.

Both bedrooms are well proportioned doubles, with the main bedroom positioned to the rear overlooking the garden and the second bedroom located to the front of the property. The bathroom is fitted with a suite including a shower, with a separate WC located alongside, adding convenience.

Externally, the property occupies a notably large plot with a generous rear garden primarily laid to lawn with established boundaries and patio areas, offering plenty of space for seating and outdoor use. To the front, there is a driveway providing off road parking leading to the garage with additional garden space enhancing the overall setting.

This property offers a great opportunity to acquire a bungalow in a desirable cul de sac location, with spacious accommodation and a substantial plot, all available with no onward chain.

## Room Dimensions

Lounge 14'10" x 10'11" (4.53 x 3.33)

Dining Room 10'10" x 8'11" (3.32 x 2.72)

Conservatory

Kitchen 9'10" max x 9'9" (3.0 max x 2.98)

Bedroom One 11'10" x 9'11" (3.62 x 3.04)

Bedroom Two 9'6" x 8'6" (2.92 x 2.61)

Bathroom

Garage 16'5" x 8'0" (5.01 x 2.45)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| 64                                          |         | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| 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.