



Instinct Guides You



## Bramdon Lane, Weymouth, Dorset DT3 4HG £450,000

- Large Mature Garden
- Semi Rural Idyllic Village Location
- Lounge with Fireplace
- Generous Kitchen + Utility
- Access Only Services Two Properties
- Open-Plan Kitchen Diner
- Close To Beautiful Country Walks
- Ample Driveway Parking
- Well Presented Throughout



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Mowlam Tominey are delighted to off this unique modern home beautifully contrasting the charming semi-rural character of Portesham. The home boasts a generous mature garden, ample parking and enviable proportions throughout with four bedrooms, a cloakroom and a separate utility room. Offered with no onward chain.

The ground floor accommodation begins with a generous receptive space hosting a separate cloakroom; The hall offers access to the living room, enjoying admirable proportions. The sizable kitchen/diner dominates the accommodation, stylishly finished to form a modern hub of the home with ample dining and preparation space - patio doors blend the internal and external spaces for seasonal versatility. Adjacent a utility finishes the ground floor, offering practical storage & convenience.

Bedrooms One and Four occupy the front of the home; Bedroom One retains generous proportions with both enjoying integral storage cupboards to amplify floor space. The family bathroom centres the first floor, well appointed with attractive tiling whilst offering bath and shower, separately, among toilet and basin. Bedrooms Two and Three are well-proportioned doubles with windows overlooking the garden - Bedroom Three additionally benefits from integrated storage.

Externally, a large versatile garden consists of separate areas offering flexibility. A patio space covers the initial area, seamlessly transferring into a raised decking; An attractive green space completes the rear garden with paved stones to the rear access. A driveway fronts the home with parking for approximately three cars.

Portesham is an attractive village nestled on the Jurassic Close within easy reach of Dorchester & Weymouth. Superbly located its characterised by sitting in a spot of outstanding beauty with stunning walks in every direction. The village enjoys a much-loved village shop, bus route and farm shop.

**Living Room 19'9" x 11'1" max (6.04 x 3.40 max)**

**Kitchen Dining Room 22'7" x 9'4" (6.90 x 2.87)**

**Utility Room 10'3" x 5'2" (3.13 x 1.58)**

**Cloakroom 4'11" x 3'1" (1.50 x 0.94)**

**Bedroom One 12'0" x 9'5" (3.67 x 2.88)**

**Bedroom Two 10'2" x 9'0" (3.11 x 2.76)**

**Bedroom Three 8'11" x 8'10" (2.73 x 2.70)**

**Bedroom Four 8'2" max x 7'0" max (2.49 max x 2.15 max)**

**Bathroom 8'2" x 3'10" (2.50 x 1.17)**

**Agents Notes**

The vendor informs us that 2 Bramdon Lane and the adjacent semi have a 50/50 agreement on the maintenance & upkeep of the access track.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 79                      | 87        |
| (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 <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |