



Instinct Guides You



Portwey Close, Weymouth £400,000

- No Onward Chain
- Detached Bungalow
- Minutes To Harbour
- Conservatory
- Cul-De-Sac Location
- Short Walk To Town & Beach
- Front & Rear Gardens
- Off Road Parking
- Solar Panels
- Rodwell



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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.

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We are delighted to present to market this FOUR BEDROOM, DETACHED BUNGALOW, boasting OFF ROAD PARKING, CONSERVATORY and FRONT & REAR GARDENS, superbly positioned within a CUL-DE-SAC location of RODWELL. The property is offered with NO ONWARD CHAIN and is just minutes to the picturesque harbourside and a short stroll to weymouth TOWN CENTRE and award winning BEACH, where you can enjoy a range of amenities and bask in the glow of life by the sea!

Entering the property the spacious hallway benefits additional storage cupboards and leads to the lounge, kitchen, bedrooms one and two and the shower room. The lounge is a good size benefitting dual aspect windows with ample floor space for a range of furniture. Bedroom one is good size double, boasting good storage space and bedroom two has the benefit of a separate W.C adjoining and side access. The kitchen offers a range of eye level and base units, ample work surface, plumbing for a washing machine and leads through to the conservatory, where you can enjoy the warm summer evenings entertaining friends and family or enjoy a quiet meal time with plenty of floor space for dining table and chairs. From here you can find bedrooms three and four where currently bedroom four is arranged as workshop and bedroom three benefits from French style doors opening out to the front. The shower room comprises a shower cubicle, wash hand basin and W.C

The rear garden is well landscaped with a variety of shrubs and plants, mostly laid to lawn and some small trees creating an air of privacy within. A shed for storage is also available. To the front a driveway provides ample off road parking along with a front lawn, adding to the kerb appeal.

The property further benefits from solar panels.



Room Dimensions

Lounge 15'6" x 10'10" plus alcoves (4.74 x 3.32 plus alcoves)

Kitchen 10'7" plus recess x 9'8" (3.25 plus recess x 2.97)

Conservatory 20'8" x 12'10" (6.32 x 3.93)

Bedroom One 13'1" plus recess x 10'6" max (4.00 plus recess x 3.21 max)

Bedroom Two 14'7" plus recess x 8'9" (4.47 plus recess x 2.68)

Office 16'4" x 7'11" (4.99 x 2.43)

Workshop 9'7" x 7'1" (2.93 x 2.18)

Bathroom 6'7" max x 5'3" (2.01 max x 1.61)

Agents Notes

We have been unable to confirm if the garage conversion satisfies building regulations as the vendors are unaware and have resided in the property for many years, please make sure you are satisfied with this information prior to any expenditure.

We recommend the information is clarified by your solicitor before incurring costs.



| 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 | 85 |

| 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 | |

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.