



Instinct Guides You



Holly Road, Weymouth Offers In Excess Of £220,000

- No Onward Chain
- Three Bedrooms
- Westerly Facing Garden
- Within a Mile From Harbour & Town
- Close To Amenities
- Open Lounge/Diner



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A THREE BEDROOM house being sold with NO ONWARD CHAIN with WESTERLY REAR GARDEN and open plan lounge/diner situated within a mile from Weymouth HARBOUR, TOWN CENTER and amenities.

Stepping inside the property into the hallway the stairs rise to the first floor with doors to all accommodation.

The spacious lounge/diner is a good size with exposed chimney breast feature creating a great focal point with ample space for furniture and dining.

Continuing along the hallway is the kitchen which offers a selection of wall and base units along with some built in appliances and space for white goods. An inner hallway provides some additional storage space with door out to the garden and bathroom. The bathroom has a p shaped bath with shower over, wash basin and w/c.

To the first floor are three bedrooms. The two main bedrooms are both double rooms with space for furniture, with the principal room continuing the exposed chimney breast feature theme. Bedroom three although slightly smaller is still considered a generous size single room.

To the rear, the westerly garden is arranged with low maintenance in mind with a partial paved patio area and decked terrace with gated pedestrian access.

Room Dimensions

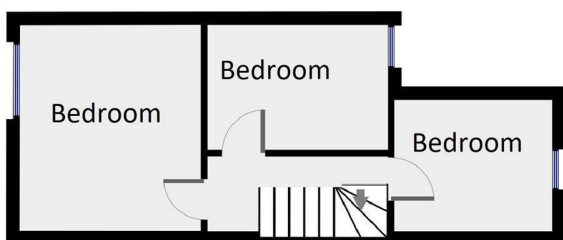
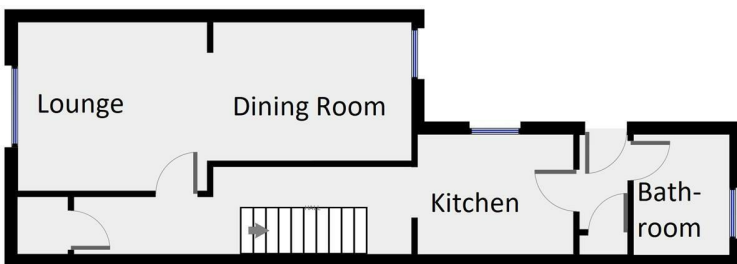
Lounge/Diner 23'1" x 10'7" >8'7" (7.06 x 3.23m >2.62m)

Kitchen 9'6" x 7'10" (2.92m x 2.39m)

Bedroom One 14'3" max x 11'0" (4.35 max x 3.36m)

Bedroom Two 12'1" x 8'7" (3.69m x 2.64m)

Bedroom Three 9'6" x 7'10" (2.92m x 2.41m)



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	78

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.