



Instinct Guides You



St. Helens Road, Weymouth Offers In Excess Of £375,000

- Detached Family Home
- Large Rear Garden
- Garage & Parking
- Cloakroom
- Lanehouse, Weymouth
- Two Reception Rooms
- Close To Amenties
- Transport Links Nearby



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Wilson Tominey are delighted to offer this DETACHED FAMILY home positioned in A CORNER PLOT on a popular cul-de-sac in Lanehouse with a range of amenities close by, including SCHOOLS, TRANSPORT LINKS, and beautiful coastal walks at the FLEET LAGOON. The home benefits a LARGE REAR GARDEN, GARAGE, PARKING and TWO RECEPTION ROOMS.

Nestled at the end of the cul-du-sac the property enjoys a fantastic position and certainly has curb appeal. A driveway offers comfortable parking for two/three vehicles and spacious side access to the rear garden.

The property has two reception rooms that offer a spacious ground floor footprint. The living room at the front of the property is a well-proportioned room that offers ample room for furniture. The dining room adjacent has pleasant views into the rear garden and thanks to a set of sliding doors helps bring the outside in creating a bright, versatile space.

The kitchen has a range of fitted units and room for appliances, from here a door opens into the garage and a cloakroom which completes the ground floor.

Rising to the first floor there are three bedrooms and the family bathroom. Bedrooms one and two are both generous double rooms with ample space for a range of furniture. Bedroom three is a single room that would make an excellent home office or nursery.

The family bathroom comprises a bath with shower over, wash hand basin, and a large storage cupboard. Adjacent is a separate W/C.

The rear garden is a substantial size and the corner plot really maximizes the useable space. it has a number of established trees and shrubs that offer a beautiful green outlook. A patio adjoining the property offers a great space to entertain and enjoy the sunshine.



Room Dimensions

Kitchen 9'7" x 7'9" (2.94 x 2.38)

Dining Room 13'3" x 10'5" max (4.05 x 3.20 max)

Living Room 12'4" x 11'7" (3.78 x 3.55)

Garage 16'4" x 8'2" (5.00 x 2.51)

Bedroom One 13'3" x 10'5" (4.05 x 3.20)

Bedroom Two 12'4" x 10'7"ax (3.77 x 3.23max)

Bedroom Three 8'2" x 7'11" (2.50 x 2.43)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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	

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.