



Instinct Guides You



## Winchester Close, Weymouth Offers In Excess Of £230,000

- Two Double Bedrooms
- Off road Parking
- Backs On To Green Space
- Spacious Kitchen
- Low Maintenance Garden
- Close To Transport Links



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Nestled in a small cul-du-sac on the border of Westham & Lanehouse is this two-double-bedroom property that boasts a modern kitchen and off-road parking positioned within close proximity to a range of amenities and transport links.

The property sits at the end of the terrace and backs onto an attractive communal green space which helps give a great sense of space. The property has off-road parking for one car and easy side access to the rear garden.

Leading inside a porch offers a perfect space for coats and boots before stepping into the living space. The living room is a well-proportioned space with ample room for furniture benefiting a feature fireplace with storage to the side. Uniquely, below the staircase is an external door that opens into the side/rear garden. The room flows into the kitchen which has been modernised by the current owner. It offers a range of fitted units and room for appliances. Shelving at eye level provides additional storage that makes the space feel open helping to create a bright and airy feel. The ground floor is complemented by a lean-to at the rear with sliding doors into the garden, although in need of work, it offers versatility to the homeowner.

Rising to the first floor there are two bedrooms and the family bathroom all complimented by solid wooden doors. Many properties in Winchester Close with the same footprint are arranged as a three-bedroom house. Bedroom one therefore is a generous size and has an interesting shape helping to create a small office space. Perfect for those working from home offering versatility to the new owner. Bedroom two is a second double bedroom with pleasant views into the green space behind. The family bathroom comprises a bath with a shower over, wash hand basin and W/C.

The rear garden is a great size and has been finished with a low maintenance approach in mind. A patio and deked area offers space to entertain and a large gravel area enclosed by fences.



## Room Dimensions

**Lean-To 17'1" x 6'10" (5.22 x 2.09)**

**Kitchen 16'9" x 7'2" (5.12 x 2.19)**

**Living Room 16'9" max x 11'0" (5.13 max x 3.37)**

**Porch 8'0" x 3'1" (2.46 x 0.96)**

**Bathroom 7'10" x 5'6" (2.40 x 1.68)**

**Bedroom One 13'6" x 10'0" + large recess (4.14 x 3.06 + large recess )**

**Bedroom Two 8'6" x 8'3" (2.60 x 2.54)**



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (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 |           |

| 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 |           |

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.