



Instinct Guides You



Lyndhurst Road, Weymouth Offers In Excess Of £400,000

- Four Bedrooms
- Three Additional Attic Rooms
- Cul-du-sac Position
- Minutes To Town & Beach
- Three En-suites
- Three Reception Rooms
- Lodmoor, Weymouth
- Off Road Parking
- Versatile Property
- Close To Radipole Gardens



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Nestled in a charming row of large period properties, this substantial mid-terrace house blends classic period features with modern comforts. The property boasts four generously proportioned bedrooms & an additional three loft rooms, three en-suites and off road parking all while being in close proximity to beautiful walks around Radipole Gardens and a easy walk to Weymouth Town Center.

Upon entering, you step into a vestibule offering ample storage. The interior offers wonderful proportions and period features throughout. The living room/Diner is a superb size offering plenty of space for a range of furniture, a large bay window and fireplace creates a focal point in the room. The space boasts high ceilings with a grand decorative cornice.

Following the hallway leads you to a second reception room, currently arranged as a snug with cosy log burner before continuing to the kitchen & conservatory. The kitchen has a range of modern fitted units & room for appliance which opens into a large conservatory at the rear of the property, further increasing the ground floor footprint and helps to create an inviting atmosphere for both family living and entertainment.

Ascend the staircase, and the first floor reveals four bedrooms and the family bathroom. Bedrooms one & two are attractive double rooms, both benefitting shower room en-suites while bedrooms three & four are further double bedrooms. The family bathroom comprises a bath & wash hand basin. A sperate W/C is found adjacent.

The second floor houses three additional versatile attic rooms with one benefitting an en-suite & pleasant views into the rear garden. Attic one as labelled on the floor plan offers far reaching views into the nature reserve.

The rear garden is a low maintenance space, perfect for entertaining. There is a large block built outbuilding that has power.

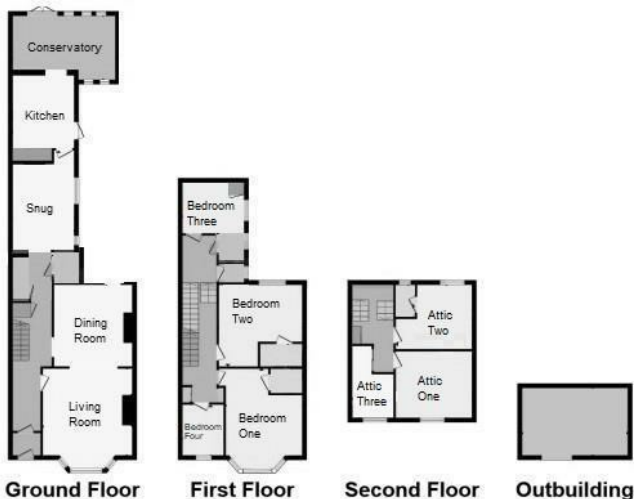


Room Dimensions

- Living Room 14'9" x 13'11" + bay (4.51 x 4.25 + bay)
- Dining Room 12'11" into alcoves x 12'9" (3.94 into alcoves x 3.90)
- Snug 10'11" max x 9'11" (3.35 max x 3.03)
- Kitchen 10'9" x 10'9" (3.29 x 3.30)
- Conservatory 16'7" x 10'9" max (5.07 x 3.28 max)
- Bedroom One 16'8" into bay x 11'0" (5.10 into bay x 3.36)
- Bedroom Two 13'3" max x 12'11" max (4.06 max x 3.94 max)
- Bedroom Three 9'11" max x 6'7" max (3.04 max x 2.03 max)
- Bedroom Four 10'1" x 6'5" (3.09 x 1.96)
- Attic Room One 11'2" x 10'10" (3.42 x 3.31)
- Attic Room Two 10'2" max x 8'7" max (3.12 max x 2.62 max)
- Attic Room Three 8'4" x 6'5" plus recess (2.56 x 1.97 plus recess)

Agents Notes

Please note the top three rooms have not been signed off by current building regulations as any changes were finished prior to modern regulations and the current seller's ownership.



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	
56	73
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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.