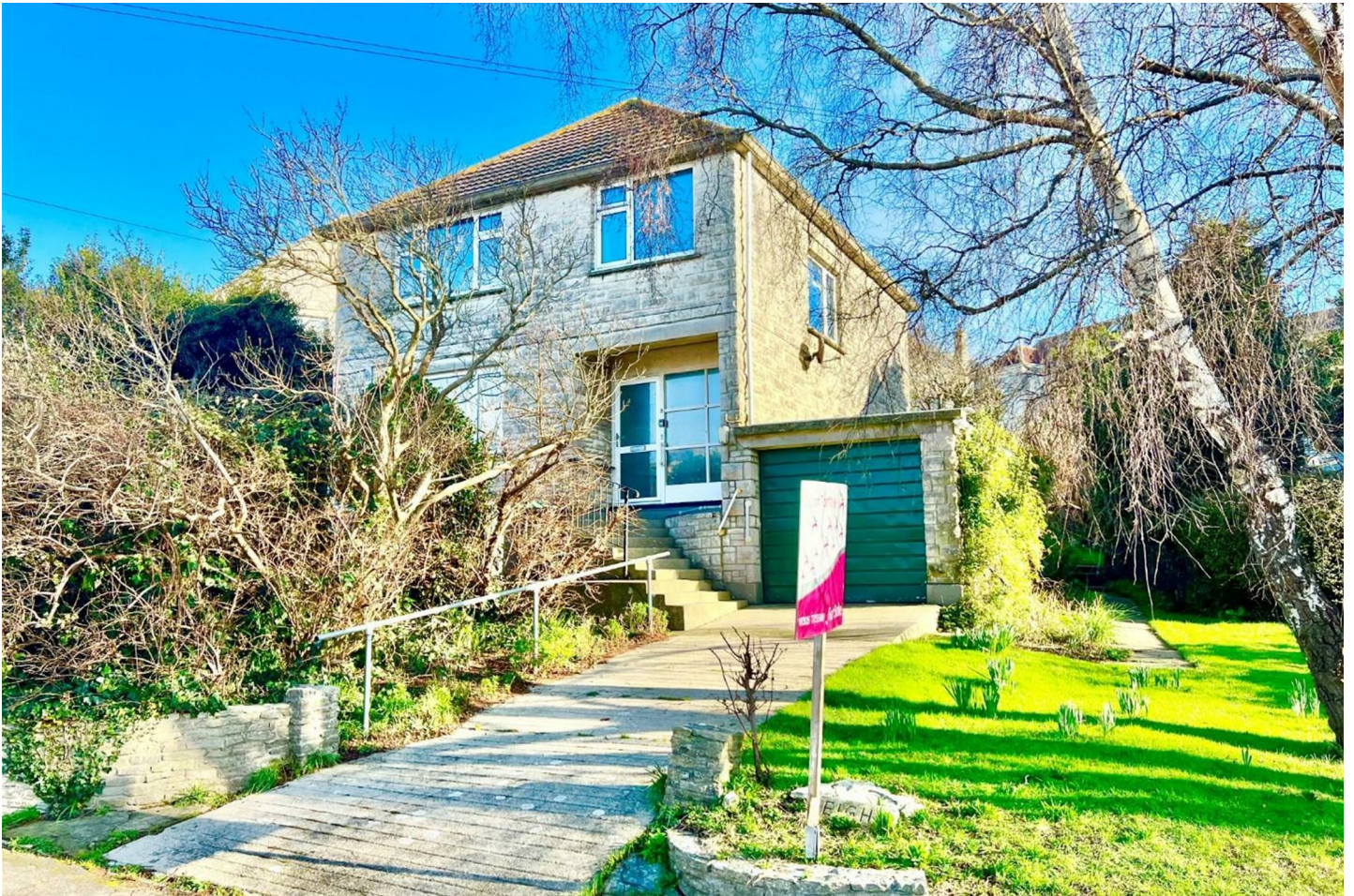




Instinct Guides You



Ringstead Crescent, Weymouth Price Guide £450,000

- Four Bedrooms
- Two Receptions
- Cloakroom
- Sea Glimpses (When Trees Aren't In Bloom)
- Dual Side Access
- No Onward Chain
- In Need Of Modernisation
- Spacious Accommodation
- Garage & Driveway
- Preston



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We are delighted to present this FOUR BEDROOM family home moments from the SEA AT BOWLEAZE benefitting a GARAGE, OFF ROAD PARKING, TWO RECEPTIONS, and a CLOAKROOM, Offered with NO ONWARD CHAIN, this SPACIOUS ACCOMMODATION needs some modernisation and has dual side access to the garden.

A spacious entrance hall welcomes you. Understairs storage and doors leads to the lounge, dining room, kitchen, cloakroom, and stairs to the upper floor. The lounge is a good size with ample floor space for a range of furniture and enjoys the outlook of the rear garden. The dining room is a versatile space and is situated at the front. The kitchen offers a range of eye-level and base units, plenty of work surfaces, space for appliances, and plumbing for a washing machine and dishwasher. There is also an exit to the side/rear of the property. Rounding off the ground floor is the cloakroom.

Ascending to the upper floor there are four bedrooms and a family bathroom. Bedrooms one and two are the larger rooms with bedroom two enjoying a pleasant outlook across Lodmoor and if the trees are removed you would have superb sea views! Bedrooms three and four are smaller but still with floor space for additional furniture. The bathroom comprises a bath with an electric shower over, a wash hand basin, and W.C.

The front garden is mature with lawn and planting. Path divides the lawn with steps up to the front door and driveway giving off-road parking to the garage. The larger rear garden is mainly laid to lawn with mature tree and borders, a storage shed, decking, and a summer house. The removal of four large silver birch trees at the front would give far-reaching sea views from upstairs.

*The property underwent underpinning at the front of the house in 1999. Information can be provided upon request. A recent structural engineer's report of 2024 shows the house has been stable for the last twenty-five years and the report is available for interested parties.



Room Dimensions

Lounge 12'9" x 10'10" plus alcoves (3.91 x 3.32 plus alcoves)

Dining Room 13'5" x 10'9" (4.09 x 3.30)

Kitchen 12'8" max x 8'11" max (3.88 max x 2.72 max)

Bedroom One 12'9" x 11'1" plus wardobes (3.91 x 3.38 plus wardobes)

Bedroom Two 11'11" x 10'10" (3.65 x 3.32)

Bedroom Three 10'11" > 5'10" x 9'10" > 6'7" (3.33 > 1.78 x 3.00 > 2.03)

Bedroom Four 8'9" x 7'11" plus recess (2.69 x 2.42 plus recess)

Bathroom 7'8" x 5'6" (2.36 x 1.70)

Garage 15'11" x 8'1" (4.85m x 2.46m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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 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.