



Instinct Guides You



Dahlia Close, Weymouth £335,000

- Large Corner Plot
- Westerly Aspect Garden
- Off Road Parking For Multiple Vehicles
- Cloakroom
- Detached Garage
- Conservatory
- Cul-De-Sac Location
- Preston Downs, Weymouth
- Beautifully Presented
- Local Amenities & Bus Routes Nearby



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

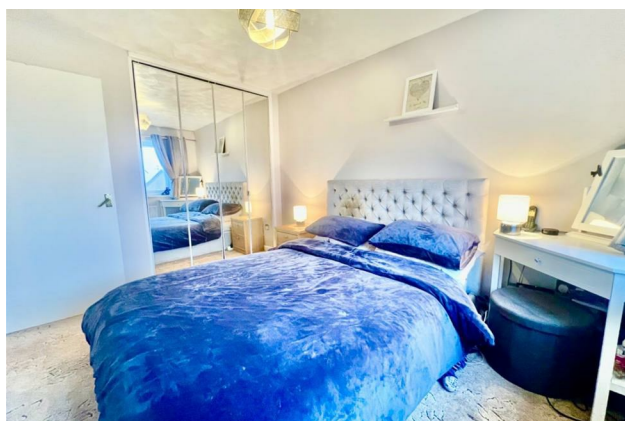


We are delighted to offer this THREE-BEDROOM, CORNER PLOT family home benefitting a WESTERLY ASPECT GARDEN and OFF ROAD PARKING for multiple vehicles, nestled within the lovely CUL-DE-SAC of Dahlia Close, PRESTON DOWNS. Boasting a CLOAKROOM, CONSERVATORY & DETACHED GARAGE, this beautifully presented home is just a short walk to the bus route servicing into Weymouth and approximately three miles to Weymouth's award-winning beach and many local amenities. A must-see to appreciate the space on offer!

Entering the property, the hallway leads to the lounge/diner, cloakroom, and stairs to the upper floor. The lounge/diner is a generous size with a large front window allowing copious amounts of natural light to fill the room, with ample floor space for a range of furniture, and boasts a sizeable understairs cupboard. The kitchen is modern in style with a range of eye level and base units, ample work surface, built-in oven, induction hob, microwave, and space for further appliances. The conservatory finishes off the ground floor and provides a welcome additional living space.

Ascending to the upper floor a good size landing leads to all three bedrooms and a bathroom. Bedrooms one and two are generous doubles and benefit from built-in wardrobes. Bedroom three is a good size single but currently houses a small double bed. The bathroom is styled to a modern contemporary finish comprising a bath with shower over, vanity wash hand basin, heated towel rail, and W.C.

Externally the property boasts a westerly aspect garden which, being the corner plot, is larger than most within the cul-de-sac and, along with a detached garage, is fairly low maintenance. Lots of potential for extension subject to any necessary planning and consents.



Room Dimensions

Lounge 16'2" x 12'7" (4.93 x 3.84)

Dining Area 9'8" x 7'9" (2.96 x 2.38)

Kitchen 9'8" x 7'7" (2.96 x 2.33)

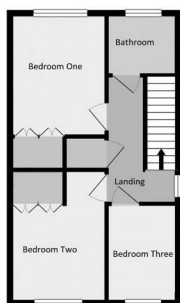
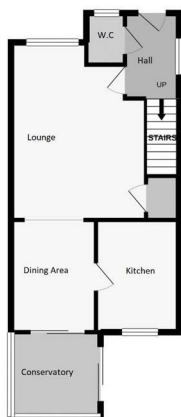
Conservatory 8'2" x 7'7" (2.51 x 2.32)

Bedroom One 11'3" plus wardrobes x 8'9" (3.43 plus wardrobes x 2.69)

Bedroom Two 11'3" plus wardrobes x 8'9" (3.43 plus wardrobes x 2.69)

Bedroom Three 7'9" x 6'7" (2.38 x 2.02)

Garage 20'2" x 8'11" (6.17 x 2.72)



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	87 70
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	
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.