



Instinct Guides You



Sutcliffe Avenue, Weymouth £435,000

- Immaculately Presented
- Extended Three Double Bedroom Bungalow
- Mature Garden
- Beautiful Views
- Two Bathrooms
- Ample Off Road Parking
- Cloakroom
- Close To Local Shops and Schools
- Utility Room
- Southill With Bus Route



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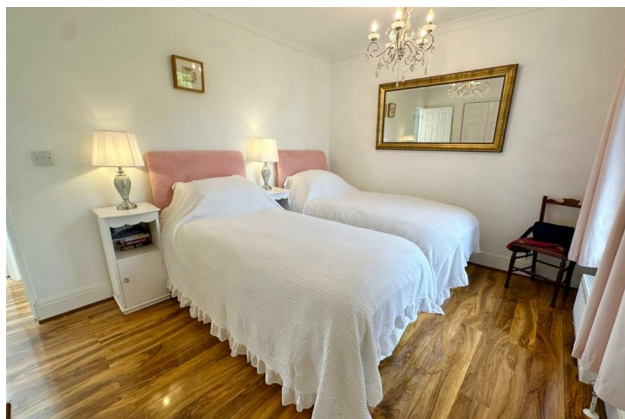
We are delighted to present to market an IMMACULATELY PRESENTED THREE DOUBLE BEDROOM EXTENDED BUNGALOW boasting BEAUTIFUL VIEWS, LARGE GARDEN, AMPLE OFF ROAD PARKING and TWO BATHROOMS, nestled superbly within a CUL-DE-SAC location benefitting a mini roundabout to turn, in the heart of SOUTHILL. Offering a CLOAKROOM & UTLITY SPACE, this versatile property is on a generous plot and a must see to appreciate the views and location on offer!

Arriving to the property an attractive frontage provides a plethora of parking with a variety of shrubs and small trees adding to huge kerb appeal.

The kitchen/diner is a great space, with its modern, contemporary style, acting as the hub of the home with the kitchen offering a wide range of eye level and base units, ample work surface, integrated appliances and French style doors which lead out to the garden, along with two sky lights, allowing copious amounts of natural light to fill the room. At the rear the extended living space is found, providing a great place to relax but also providing a utility room which leads into the main bathroom. At the front there are three double bedrooms and a cloakroom. Bedroom one benefits built in storage and an en-suite shower room comprising a shower cubicle, heated towel rail, vanity wash hand basin and W.C. Bedroom two overlooks the front with patio doors leading out to the terrace. Bedroom three boasts a large bay window and built in storage.

The substantial garden is well maintained, mostly laid to lawn with a range of shrubs, bushes and raised flower beds bordering, creating most welcome privacy. Small trees also compliment this mature garden which has a terraced seating area at the rear where you can enjoy a glass of wine in the evening sun. Areas of storage available.

The flat roof is glass fibre approximately 2 years old.



Room Dimensions

Bedroom One 12'11" x 9'10" (3.96 x 3.00)

Bedroom Two 13'8" x 10'2" (4.19 x 3.11)

Bedroom Three 10'2" x 10'0" into bay (3.11 x 3.05 into bay)

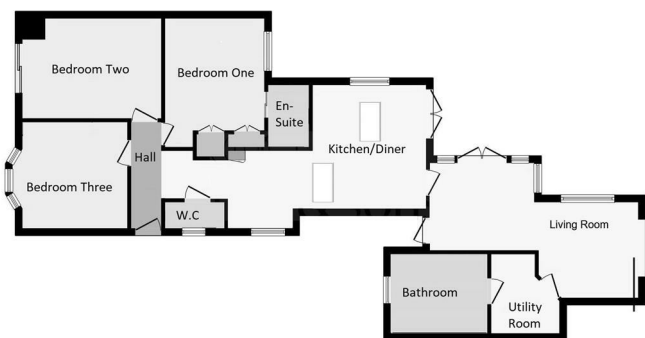
Bathroom 8'10" x 5'9" (2.71 x 1.76)

Kitchen/Diner 27'0" > 9'8" x 12'8" > 3'7" (8.24 > 2.97 x 3.88 > 1.10)

Living Areas- connecting

Living Area 16'3" x 9'6" (4.97 x 2.90)

Living Area 11'5" x 8'6" (3.49 x 2.61)



Total floor area 94.2 sq.m. (1,014 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83
(81-91) B			
(69-80) C			70
(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.