



Instinct Guides You



Old Station Road, Weymouth £325,000

- Four Double Bedroom Family Home
- Far Reaching Views
- Modern Kitchen & Bathroom
- Utility Room
- Period Property, Upwey
- Accommodation Over Three Floors



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Wilson Tominey are delighted to offer this well presented FOUR DOUBLE BEDROOM period home with OFF ROAD PARKING, boasting some FAR REACHING VIEWS, PERIOD FEATURES & open plan LOUNGE/DINER. Positioned in the popular location of Old Broadway equidistant to both Weymouth & Dorchester with good transport links near by including regular bus service & Upwey train station. The home is in a superb spot close to some beautiful country walks with some local amenities close by.

Entering the property a small vestibule greets you before opening into the hallway & around the living space. The open plan lounge/diner enjoys an attractive bay window that allows plenty of light to flood the room. Large enough for a range of furniture the room has a cosy, period feel with high ceilings & fireplaces. The kitchen has a range of modern fitted shaker style units & a door opens into a practical utility room. A spacious contemporary shower room finishes the space perfectly, being presented to a beautiful standard with large shower cubicle, wash hand basin, vanity unit & w/c, complemented with decorative tiling.

Rising to the first floor are three double bedrooms. Bedroom One is a generous size, offering ample room for a range of furniture and enjoys the same large bay window as downstairs. Bedroom two & three are further double bedrooms both enjoying pleasant views into the rear garden. A w/c completes the first floor.

Stairs rise again to an attractive top floor bedroom with far reaching views over the surrounding landscape. The room has two Velux windows that allow ample natural light to flood the space and benefits a further window over looking the garden. The room is a double in size and offers ample room for furniture.

The rear garden begins with a patio and continues to a large lawn area with decorative shrubs ad bushes creating an attractive border with gated side pedestrian access and coal merchants access. To the front is a block paved frontage providing off road parking.



Room Dimensions

Kitchen 9'6" x 7'7" (2.91 x 2.33)

Utility Room 5'11" x 5'9" (1.81 x 1.77)

Living Room 11'5" x 10'9" + alcoves (3.48 x 3.29 + alcoves)

Dining Room 9'11" x 8'5" + alcoves (3.04 x 2.58 + alcoves)

Bedroom One 15'7" x 10'10" (4.77 x 3.31)

Bedroom Two 10'0" x 9'8" max (3.06 x 2.96 max)

Bedroom Three 9'7" x 7'9" (2.93 x 2.37)

Bedroom Four 12'10" max x 10'8" + alcove (3.93 max x 3.27 + alcove)

Agents Note

Please note there is a coal merchants access across the garden.



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			
England & Wales		EU Directive 2002/91/EC	83

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.