



Instinct Guides You



Briar Close, Weymouth £450,000

- Double Garage
- No Onward Chain
- Cul-De-Sac Location
- Three Bedrooms
- Large Kitchen/Breakfast Room
- Conservatory
- Level Corner Plot
- Spacious Accommodation



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A well presented THREE BEDROOM detached bungalow with DOUBLE GARAGE, LARGE modern fitted KITCHEN/BREAKFAST ROOM and CONSERVATORY all sat central within a LEVEL CORNER PLOT in Southill. This spacious bungalow is being sold with NO ONWARD CHAIN offering a fantastic opportunity to purchase a delightful property within a small cul-de-sac.

Approaching the property the enviable plot and position can be appreciated with well manicured gardens and large block paved driveway leading to the property and double garage.

Entering the property there is an initial entrance porch with hallway leading through to the accommodation and cloakroom. The large lounge/diner offers a great light and airy space ideal for housing an array of furniture creating the perfect central hub of the home.

The modern fitted kitchen is a surprisingly good size with a great selection of eye and base level units with some built in appliances and space for white goods. Further space allows for a dining table and chairs with access into the garage and conservatory. The large pitched roof conservatory benefiting under floor heating, offers flexibility of use whilst currently being used as a additional dining room is perfect for relaxation on those sunny days looking out to the garden.

The three bedrooms are all a fair size with either fitted furniture or space for, all enjoying some views over the garden. Finishing the accommodation is the bathroom which has a selection of tiling, fitted shower cubicle with vanity unit and w/c.

The generous sized plot 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 with gated pedestrian side access leading to the front. A block paved driveway provides ample off road parking, benefiting a double garage with remote roller door power and light.



Room Dimensions

Lounge/Diner 23'1" x 13'10" max (7.05 x 4.23 max)

Kitchen 21'10" x 9'3" max (6.67 x 2.83 max)

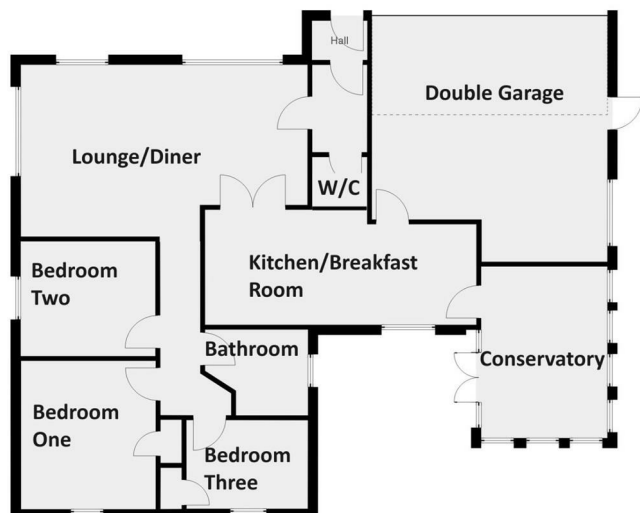
Conservatory 13'10" x 9'9" (4.22 x 2.99)

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

Bedroom Two 10'10" x 9'3" (3.31 x 2.82)

Bedroom Three 9'9" x 6'10" (2.98 x 2.09)

Double Garage 19'5" > 16'0" x 18'11" (5.94 > 4.9 x 5.79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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	

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.