



Instinct Guides You



## Lanehouse Rocks Road, Weymouth £350,000

- Detached Bungalow
- Off Road Parking
- Attached Garage
- Close To Local Amenities
- Spacious Accommodation
- Westerly Aspect Garden
- Conservatory
- Lounge/Diner
- Well Presented
- Bus Route & Shops Nearby



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We are excited to present to market this THREE BEDROOM DETACHED BUNGALOW, boasting ample OFF ROAD PARKING, WESTERLY ASPECT GARDEN & GARAGE, located in the ever popular suburb of Lanehouse. This SPACIOUS ACCOMMODATION flows superbly, is WELL PRESENTED and is just moments from SHOPS & BUS ROUTES servicing Weymouth town centre & surrounding areas. A must see to appreciate the space and comfort living on offer!

Entering the property a welcoming hallway leads to the lounge/diner, all three bedrooms and the bathroom. The lounge/diner is the hub of the home, offering plenty of space to relax or entertain with French style doors opening out to the garden. A wood burner and brick chimney surround provides a focal point and a warm, cosy, almost cottage like feel. From here a door leads into the kitchen where you have integral access to the garage at the front and a conservatory to the rear, which captures the evening sun superbly. The kitchen itself offers a range of eye level and base units, ample work surface, plumbing for a washing machine & dishwasher and a small breakfast bar.

Bedrooms one and two and generous doubles, both benefitting large bay windows which allows plenty of natural light to fill the room. Bedroom three is a good size single room enjoying an out look of the rear garden. The bathroom comprises a bath with shower over, wash hand basin, heated towel rail and W.C.

The garden enjoys a westerly aspect, which garners sunshine all day, while being made up of patio, decking and lawn with a decorative gravel border. Low maintenance but giving plenty of space to entertain friends or family. A block paved driveway provides plenty of off road parking.

## Room Dimensions

Lounge/Diner 21'8" plus alcove x 10'11" (6.62 plus alcove x 3.33)

Kitchen 16'2" max x 8'11" (4.95 max x 2.72)

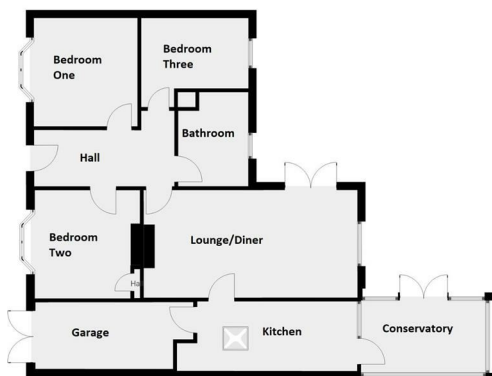
Conservatory 12'7" x 7'4" (3.86 x 2.24)

Bedroom One 10'11" x 10'2" into bay (3.35 x 3.12 into bay)

Bedroom Two 11'5" into bay x 10'11" (3.48 into bay x 3.35)

Bedroom Three 10'10" x 6'8" plus recess (3.32 x 2.05 plus recess)

Garage 16'0" max x 6'8" max (4.89 max x 2.05 max)



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| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.