



Instinct Guides You



## The Finches, Weymouth £210,000

- No Onward Chain
- Spacious Kitchen
- Lounge With Patio Door To Garden
- Rear Courtyard Garden
- Country Walks Nearby
- Close Proximity To Bus Route



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



A well-presented TWO BEDROOM terraced property that offers a SPACIOUS kitchen, FRONT & REAR GARDENS and is within easy access to a range of LOCAL AMENITIES & BUS ROUTE.

Situated in BROADWEY it offers excellent access to both WEYMOUTH & DORCHESTER with attractive country walks close by.

The front door opens into a spacious, modern fitted kitchen that has a range of fitted units and room for white goods. Contemporary tiling and a south-westerly aspect complement the room creating a bright, airy space spacious enough for a small dining table/breakfast bar. From here there is a small connecting space that leads to the lounge/diner at the rear of the property.

The lounge is a well-proportioned room that benefits from a sliding door that opens to the rear outside courtyard, helping to merge the boundaries between home and garden. An open staircase in the room helps create an open-plan style feel.

The first floor comprises two bedrooms and a family bathroom. Bedroom one is a generous room that accommodates a double bed and a range of furniture. Bedroom two is a generous single however offers versatility for those working from home or a spacious single bedroom. The bathroom consists of a bath with shower over, wash hand basin and W/C.

Externally there is a low-maintenance courtyard garden that offers a private space, large enough for a table and chairs.



## Room Dimensions

**Kitchen 12'9" x 11'4" > 7'10" (3.89 x 3.47 > 2.40)**

**Lounge/Diner 13'4" x 12'9" (4.07 x 3.89)**

**Bedroom One 12'9" x 10'2" (3.89 x 3.10)**

**Bedroom Two 11'5" x 7'6" (3.50 x 2.31)**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>88</b>
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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