



Instinct Guides You



## Hanover Road, Weymouth £500,000

- Ample Off Road Parking
- Close To Radipole Gardens
- Substantial Accommodation
- Versatile Layout
- Eight Bedrooms & Three Receptions
- Transport Links Nearby
- Cul-De-Sac Position
- Close To Town Center



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A beautifully presented EIGHT BEDROOM home with TWO EN-SUITES, THREE RECEPTION ROOMS & ample OFF ROAD PARKING, situated in a CUL-DE-SAC in LODMOOR. Just a short walk to RADIPOLE GARDENS & TOWN CENTRE along with LOCAL AMENITIES & TRANSPORT LINKS close by.

You enter the property and arrive into a welcoming hallway giving access to the first reception room, which is ideal for an office or workspace, with views over the railway from here. Further, the ground floor accommodation offers a main lounge, ground floor bedroom with en-suite, open plan kitchen/diner, utility room and downstairs W.C.

The lounge is a generous size benefitting a large fronted bay window and high ceilings, creating a bright and spacious feel. The bedroom is a large double with an ensuite wet room and full-length fitted wardrobes with space for added furniture. The open plan kitchen/diner acts as the hub of the home with a modern fitted kitchen, large dining area, and access to the rear garden through double doors. From here you have access to the utility room with space for modern appliances and full-length storage cupboards. A downstairs cloakroom finishes off the spacious ground floor.

Ascending to the first floor, you have access to four more bedrooms, the main bathroom and a separate cloakroom. Bedroom seven located at the rear is a good size double with a large window, and fitted wardrobes and has the added benefit of its own lounge area. The main bathroom is fully equipped with a jacuzzi style bath, double shower cubicle, wash basin and W.C. Bedroom one is a large double with ensuite, and bedrooms five & six are singles.

The top floor comprises further three bedrooms, two doubles and a generous single. The theme of excellent storage continues on the second floor with all bedrooms enjoying built-in storage and pleasant views over the nature reserve. The properties' superb size offers excellent space, range of configurations and versatility.

### Room Dimensions

- Living Room 18'8" max x 14'7" max (5.71 max x 4.47 max)
- Kitchen/Diner 23'8" max x 11'8" max (7.23 max x 3.56 max)
- Office/Gym 15'1" x 8'3" irregular shape (4.60 x 2.54 irregular shape )
- Utility Room 10'9" max x 8'7" max (3.28 max x 2.62 max)
- Bedroom One 12'9" max x 9'8" max (3.91 max x 2.96 max)
- Bedroom Two 14'4" max x 10'7" max (4.37 max x 3.25 max)
- Bedroom Three 15'8" max x 14'9" max (4.80 max x 4.52 max)
- Bedroom Four 13'8" max x 12'9" max (4.17 max x 3.91 max)
- Bedroom Five 12'7" max x 8'7" (3.85 max x 2.62)
- Bedroom Six 12'8" max x 8'9" max (3.87 max x 2.67 max)
- Bedroom Seven 10'0" max x 9'10" max (3.05 max x 3.02 max)
- Second Lounge 11'8" x 11'5" (3.57 x 3.49)
- Bedroom Eight 8'7" max x 8'4" max (2.62 max x 2.56 max)



| 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 | 73        |

| 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.