



Instinct Guides You



## Cobham Drive, Weymouth Guide Price £260,000

- Front and Rear Gardens
- Cul-De-Sac Location
- No Onward Chain
- Three Bedrooms
- Generous Plot Size
- End Of Terrace
- Close to Local Amenities
- Close to Local Transport



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



Three bedroom, EXTENDED end terrace property nestled in a CUL-DE-SAC location, boasting beautiful gardens, the rear being SOUTHERLY. This property is offered with NO FORWARD CHAIN.

The attractive front garden offers a range of shrubs and lawn space, with a path leading up to the entrance. There is also side access leading through to the rear of the property, providing a aesthetically pleasing place to store bins. The property benefits from a large entrance porch with additional storage room currently configured as a utility space.

Inside the spacious hallway with two storage cupboards greets you & leads around the living space with stairs rising to the first floor. The kitchen at the front of the property has ample cupboard space & room for white goods, the room benefits from a built-in oven/hob and views over the front garden.

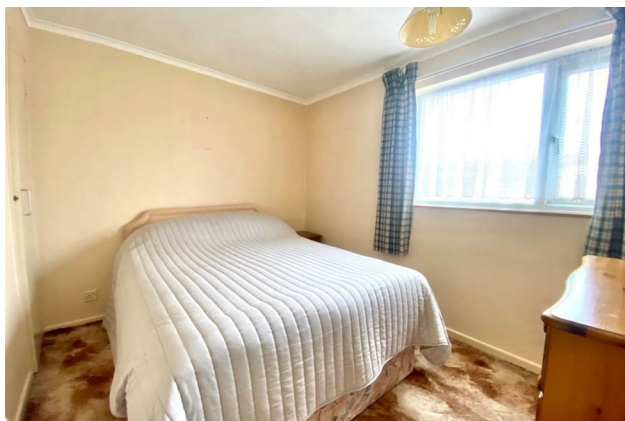
The living and dining room spans the rear of the property and is a bright, inviting space thanks to a dual aspect natural light provided by the dining room. The rooms are well proportioned with space enough for a range of furniture and a dining table. In addition a door leads through to the garden, inviting the calmness of the garden in.

Upstairs are three bedrooms, separate W/C and the family bathroom. Bedrooms one & two are good-sized double bedrooms benefiting from built-in wardrobes. Bedroom three is a generous single room however can offer a versatile space perfect for those working from home.

The family bathroom is a good size, with a bright feel due to its large window, comprising a bath with shower over, a wash hand basin and W/C.

Stepping outside, the property enjoys an enviable corner plot, offering a spacious garden area perfect for family living and entertaining. The end-of-terrace position provides an added sense of privacy.

Conveniently located near amenities, schools, and transport links, this property offers the perfect blend of comfort & convenience



## Room Dimensions

Living Room 11'2" x 18'9" max (5.72 x 3.41 max)

Dining Room 9'9" x 8'4" (2.98 x 2.55)

Kitchen 10'2" max x 9'10" (3.12 max x 3.02)

Storage room 9'0" x 4'11" (2.75 x 1.51)

Bedroom One 11'1" x 9'11" (3.40 x 3.03)

Bedroom Two 9'11" x 8'2" (3.04 x 2.49)

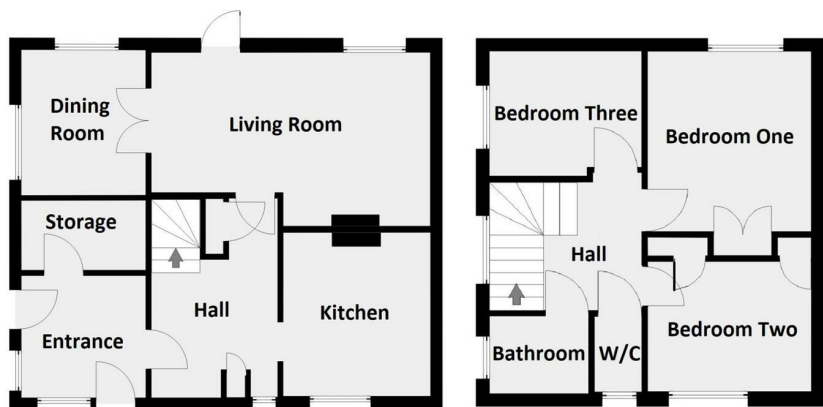
Bedroom Three 8'5" x 8'6" max (2.59 x 2.6 max)

Bathroom 5'6" x 4'9" (1.69 x 1.46)

Toilet 4'10" x 2'6" (1.48 x 0.78)

Ground Floor

First Floor



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Energy Efficiency Rating	
Current	Potential
70	84
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	
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) <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	
England & Wales EU Directive 2002/91/EC	

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