



Instinct Guides You



## Dorchester Road, Weymouth Offers In Excess Of £415,000

- Open Plan Kitchen/Diner
- Utility Room
- Cloakroom
- Off Road Parking
- Well Presented
- Established Location
- Close Proximity To Schools & Shops
- Bus Routes Nearby
- Enclosed Rear Garden
- Countryside Views To The Front



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Welcome to this well proportioned detached house located on the edges of Broadway and Redlands in the picturesque town of Weymouth. This property boasts a spacious layout with a good size reception room, large kitchen/diner, three bedrooms, and a large bathroom, providing ample space for comfortable living.

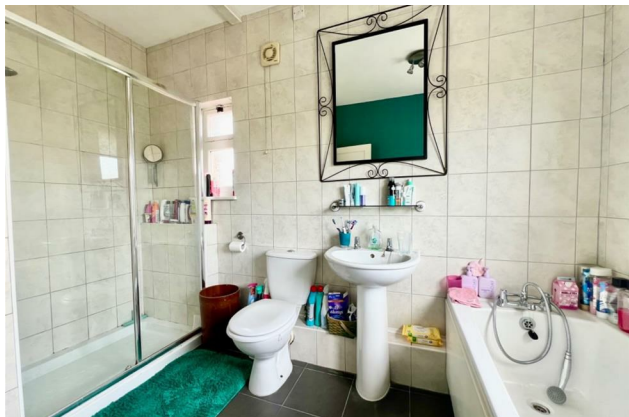
As you step inside, you are greeted by an inviting large open plan kitchen/diner, perfect for hosting family gatherings or entertaining friends. The lounge features a beautiful bay window, allowing natural light to flood the room, creating a warm and welcoming atmosphere.

In addition to the main living areas, this property offers a utility room, cloakroom, and a versatile study, providing flexibility to suit your lifestyle needs. Externally there are front and rear gardens, with the rear garden being enclosed for added privacy and security.

Parking is made easy with a driveway accommodating at least two vehicles, ensuring convenience for you and your guests. The property also benefits from countryside views at the front, offering a peaceful and scenic backdrop to your daily life.

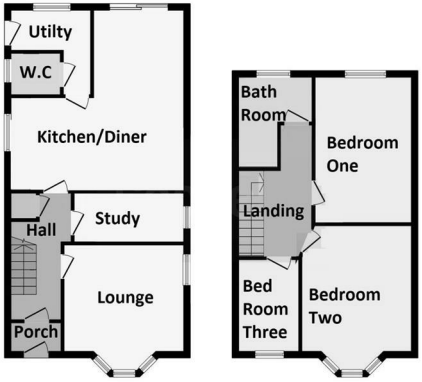
Conveniently located close to schools, shops, and bus routes which service Weymouth and Dorchester, this house provides easy access to all amenities.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the best of countryside living in Weymouth.



### Room Dimensions

- Lounge 14'6" into bay x 12'5" (4.42 into bay x 3.79)
- Kitchen 17'10" max x 11'2">9'1" (5.45 max x 3.42>2.79)
- Dining Area 11'3" x 8'8" (3.43 x 2.66)
- Study 11'1" x 5'0" (3.40 x 1.53)
- Bedroom One 14'7" x 10'0" plus alcoves (4.47 x 3.05 plus alcoves)
- Bedroom Two 15'1" into bay x 11'3" (4.60 into bay x 3.45)
- Bedroom Three 9'1" x 7'5" (2.79 x 2.27)
- Bathroom 10'8">6'11" x 7'4">4'2" (3.26>2.13 x 2.25>1.29)



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>69</b>	<b>80</b>
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

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.