



Instinct Guides You



Dorchester Road, Weymouth Guide Price £350,000

- Southerly Aspect Garden
- Four Bedrooms
- Off Road Parking
- Townhouse
- Upwey
- Two Bathrooms
- Cloakroom
- Immaculately Presented
- Close To Bus Routes
- Local Amenities Nearby



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We present to market this superb FOUR BEDROOM townhouse offering a delightful living experience. Boasting a kitchen/diner, SOUTHERLY ASPECT GARDEN, cloakroom and TWO BATHROOMS, this property provides ample space for comfortable living. Additionally, the allocated parking for one vehicle adds to the convenience of this property, making coming home a breeze.

The house features a well-thought-out layout with the ground floor comprising a cloakroom, a spacious lounge and kitchen/diner. The good-sized kitchen is equipped with some integrated appliances and ample work surface and a range of two tone eye level and base units to meet all your culinary needs. The lounge is generous in size with double doors out to the southerly garden. The property is immaculately presented, exuding a warm and welcoming atmosphere throughout.

Ascending to the first floor there are three bedrooms and a bathroom. Bedroom two is a generous size, benefitting a bay window, currently arranged as a lounge which allows the ground floor reception to become a larger dining area which opens out to the southerly aspect garden, perfect for enjoying sunny days and al fresco dining, entertaining family and guests. Bedroom three is a good size double, while bedroom four is a good single room which is versatile in its use. The bathroom comprises a bath, wash hand basin, heated towel rail and W.C.

The top floor is home to bedroom one and a generous en-suite shower room. The bedroom is certainly generous in size with a built in storage cupboard as you enter and ample floor space for a range of additional furniture.

The property is close to bus routes which service regularly into Weymouth and Dorchester, making trips all that so much easier in the busier months.

Don't miss the opportunity to make this excellent property your new home in the heart of Upwey.



Room Dimensions

Lounge 15'5" max x 13'3" (4.71 max x 4.05)

Kitchen/Diner 15'9" into bay x 11'9">8'5" (4.82 into bay x 3.60>2.57)

Bedroom One 15'5" max x 12'11">9'7" (4.70 max x 3.95>2.93)

Bedroom Two 15'5" x 9'7" plus a bay (4.71 x 2.94 plus a bay)

Bedroom Three 10'5">7'2" x 8'4">5'11" (3.19>2.2 x 2.56>1.82)

Bedroom Four 10'5"ax x 6'8" max (3.2max x 2.05 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	94
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.