



Instinct Guides You



## Down Close, Weymouth £280,000

- No Onward Chain
- Two Double Bedrooms
- Generous Corner Plot Garden
- Off Road Parking
- Well Presented Throughout
- Open Plan Kitchen/Diner
- Fronting A Green Space
- Close To Rodwell Trail & Coastal Walks



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\* Offered with no onward chain \*

Welcome to Down Place, an attractive two double bedroom property that has a generous corner pot and fronting a mature green space. The property boasts off road parking, and an open plan lounge/diner and is close to amenities and beautiful walks along the SOUTH WEST COAST PATH.

Inside you step into a well-proportioned living room. An open staircase creates a wonderfully open feel. The room is large enough for a range of furniture and offers versatility in layout. An opening leads into a bright open-plan kitchen diner at the rear. The room benefits from a dual aspect and double doors open out to the substantial garden helping to bring the outside in. The kitchen offers a range of shaker-style fitted units offering ample storage and work surface and open shelving opposite creates a pleasant aesthetic.

Leading upstairs are two double bedrooms and the family bathroom. A large hallway continues the bright, spacious theme and a window illuminates the hallway and staircase. Both bedrooms are doubles in size and enjoy built-in wardrobes, bedroom one enjoys views over the front communal green and bedroom two has views over the garden. The bathroom is finished to a modern standard and comprises a bath with shower over, wash hand basin and W/C.

The rear garden of the property sets it apart from the majority of properties on the estate. A mature wrap-around garden that offers scope, areas to entertain and diversity. Easily access via the front door or kitchen doors. A large patio offers a wonderful space to entertain surrounded by flower beds and bordered by attractive shrubs.



## Room Dimensions

**Kitchen/Diner 18'3" x 11'6" max (5.58 x 3.52 max)**

**Living Room 18'3" x 10'5" max (5.58 x 3.18 max)**

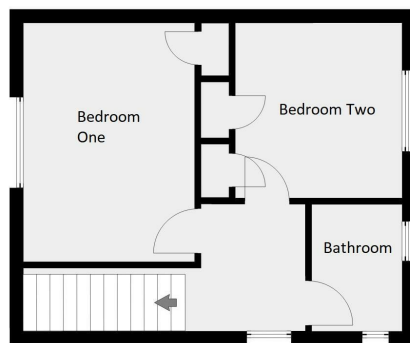
**Bedroom One 14'1" x 10'1" (4.31 x 3.09)**

**Bedroom Two 9'10" x 10'4" (3.01 x 3.16)**

**Bathroom 7'6" x 5'4" (2.29 x 1.65)**



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>86</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>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	

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.