



Instinct Guides You



Shirecroft Road, Weymouth £270,000

- Large Paved Driveway
- Well Presented
- Large Garden
- Modern Kitchen/Breakfast Room
- Semi Detached
- Conservatory
- Transport Links Nearby
- Downstairs Cloakroom



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This WELL PRESENTED three-bedroom semi-detached family home features a LARGE GARDEN, a MODERN KITCHEN/BREAKFAST ROOM, and a DRIVEWAY with space for two vehicles. It is conveniently located within easy reach of Weymouth town centre, with bus routes and local amenities nearby, including schools, shops, and leisure centers.

Upon entering the property, the downstairs area includes a lounge, kitchen/diner, cloakroom, and a lean-to conservatory, with stairs leading to the first floor.

The lounge, situated at the front, provides ample space for furniture and entertainment with under floor heating, leading into the kitchen/breakfast room. This room, located at the rear, is equipped with modern high-gloss units, an integrated oven, inset hob, extractor, and a fitted breakfast bar with seating space. Finishing the accommodation is a useful cloakroom with access through into the conservatory and in turn the garden.

The first floor comprises three bedrooms and a bathroom. The first two bedrooms are spacious doubles, while the third is a generously sized single. The bathroom includes a bath, wash hand basin, and WC.

Outside, the property boasts a sizeable garden with a patio area ideal for garden furniture to enjoy the summer, a path leading to a lawn, and wooden summer house combined shed. The front has block paving for off-road parking and a wooden storage shed to the side.



Room Dimensions

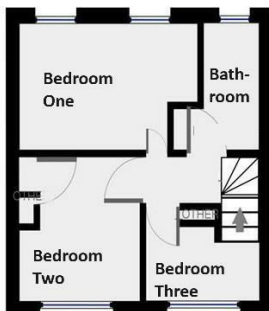
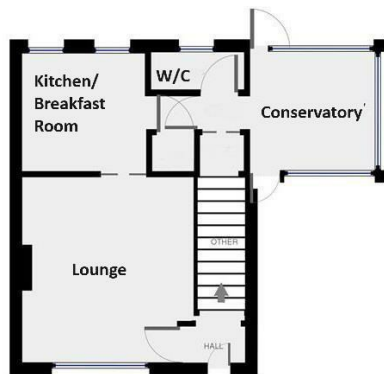
Lounge 14'7" x 12'0" (4.47m x 3.66m)

Kitchen/Breakfast Room 12'9" x 8'11" (3.91m x 2.72m)

Bedroom One 12'4" x 8'11" (3.78m x 2.74m)

Bedroom Two 12'0" x 8'5" max (3.66m x 2.57m max)

Bedroom Three 9'3" max x 8'9" narrowing to 6'3" (2.82m max x 2.69m narrowing to 1.91m)



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			
		66	31
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.