



Instinct Guides You



Overlands Road, Weymouth Offers In Excess Of £250,000

- Three Bedrooms
- Southerly Garden
- Separate Living Room
- Rear Access
- Close To Transport Links
- Located Near Wyke Square
- Sea Views
- Open Plan Kitchen/Diner
- Well Presented
- Close To The Fleet Lagoon



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A WELL PRESENTED three bedroom FAMILY HOME benefiting a SOUTHERLY GARDEN, MODERN KITCHEN and far reaching VIEWS of the SEA towards the Isle Of PORTLAND, all while being close to Transport Links and close to Old Wyke Square.

Stepping inside the property via a small porch perfect for coats and jackets before stepping into the main living space with stairs rising to the first floor. On the right hand side is a generous living room that has a feature fireplace and plenty of room for furniture. At the rear of the property is an open plan kitchen/diner. The kitchen has a range of fitted units and space for white goods such as dishwasher and washing machine. The kitchen flows beautifully into the dining room, giving a sense of space and allows light to transfer around the back for the property. The dining room is a bright inviting space thanks to a set of patio doors that lead out into the rear south facing garden and is large enough for a table and furniture.

Upstairs are three bedrooms and the family bathroom. Bedroom one found at the rear of the property is a good size double that features decorative wood panelling and enjoys beautiful views of Chesil bank, Portland harbour and the Isle of Portland. The bathroom shares the rear of the property and comprises bath with shower over, w/c and wash hand basin with vanity unit.

Bedrooms two and three are both double rooms and share the front of the property, which has far reaching viewings across parts of the town towards the distant hills which includes Hardy's Monument. The rear Garden has been finished with a low maintained approach starting with a decked area, perfect for entertaining and making the most of its sunny aspect before continuing to astro turf and rear access.



Room Dimensions

Living Room 11'10" x 11'5" (3.61 x 3.48)

Dining Room 11'7" x 11'4" (3.54 x 3.47)

Kitchen 8'7" x 5'8" then 6'7" x 5'0" (2.62 x 1.75 then 2.03 x 1.54)

Bedroom One 11'8" x 9'7" (3.57 x 2.94)

Bedroom Two 11'8" x 11'7" reducing to 7'11" (3.58 x 3.54 reducing to 2.42)

Bedroom Three 9'8" max x 9'7" (2.97 max x 2.94)



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			
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.