



Instinct Guides You



Hammond Avenue, Weymouth Offers In Excess Of £280,000

- No Onward Chain
- Westerly Garden
- Detached Garage*
- Two Double Bedroom
- Two Reception Room
- Loft With Ensuite
- Cul-De-Sac Location
- Some Modernisation Required



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



This DETACHED BUNGALOW features TWO DOUBLE BEDROOM, two reception rooms, and requires some modernisation. It boasts a WESTERLY FACING GARDEN, ATTIC with an ENSUITE, and a GARAGE, available with NO ONWARD CHAIN. Nestled in a Cul-De-Sac location of Hammond Avenue, the property is conveniently close to local amenities, including a cluster of shops, a pub, and schools.

Upon entering, the hallway leads to all areas, including the lounge/diner, conservatory, kitchen/breakfast room, two bedrooms, bathroom, and the loft with an ensuite.

The primary living space is at the rear, benefiting from the western aspect and featuring a wooden staircase to the loft and double doors to the conservatory. This spacious room provides ample area for furniture and garden access through the conservatory, creating a peaceful spot to enjoy the afternoon sun.

The kitchen/diner is well-sized, equipped with a range of eye and base level units, and has space for a dining table, chairs, and various appliances.

The two double bedrooms are situated at the front, offering generous space for furniture. Completing the interior is the bathroom, equipped with a shower cubicle, bidet, toilet, and basin.

The loft includes Velux windows that offer open views of the surrounding countryside, eave storage, and an ensuite with a bath, toilet, and washbasin.

Externally, the gardens provide privacy with well stocked planting and areas for seating, with gated access to the fields behind. At the front, there is an area which has the potential as a parking place for a small vehicle* and a detached garage only suitable for storage due to the side access..

Room Dimensions

Lounge 11'10" x 10'11" (3.62 x 3.33)

Dining Room 10'7" x 8'0" (3.25 x 2.45)

Conservatory 8'10" x 8'0" (2.7 x 2.45)

Kitchen/Breakfast Room 18'10" x 7'11" (5.76 x 2.42)

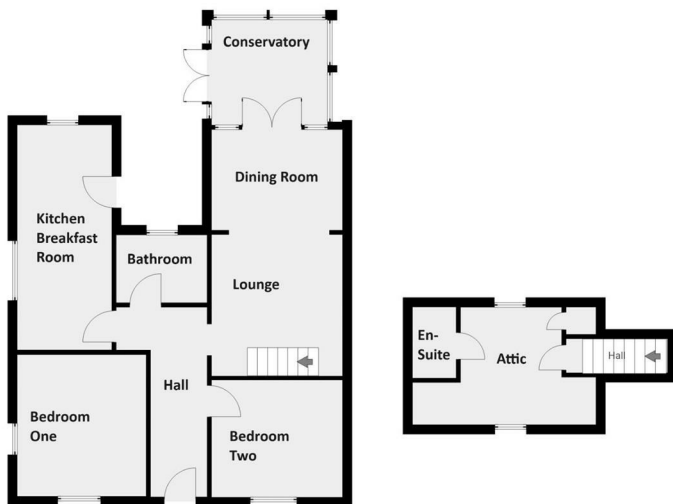
Bedroom One 11'10" x 10'9" (3.63 x 3.3)

Bedroom Two 10'11" x 9'10" (3.35 x 3.0)

Attic Space 11'3" plus recess x 9'11" (3.45 plus recess x 3.04)

*

Please Note, the space to the front has potential for a parking area although is currently small with limited access to the side which will not provide vehicular access to the garage. The width is approximately 1.76m max.



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	79

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.