



Instinct Guides You



Chamberlaine Road, Weymouth £260,000

- Character Property
- Two Double Bedrooms
- Exposed Beam Work Throughout
- No Onward Chain
- Beautiful Private Garden
- Well Presented Throughout
- Bay Windows and Exposed Fireplaces
- Wyke Regis



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We are delighted to present to the market this SPACIOUS TWO-DOUBLE BEDROOM CHARACTER HOUSE positioned in the popular are of WYKE REGIS. Boasting TWO LARGE DOUBLE BEDROOMS, LARGE BATHROOM and PRIVATE GARDEN, offered with NO ONWARD CHAIN.

The property evidences its beauty immediately, with the striking design of this Grade II listed building oozing charm through its brick exterior and bay windows. This continues through the property complemented by multiple period features including exposed beams, fireplaces and bay window all while providing a seamless blend of modern comfort through its modern fitted kitchen and bathroom.

As you step inside, you are greeted by a functional entrance porch before you enter the heart of the home. The living room is a good size, benefitting from bay window and log burner complimented by beam work and a striking staircase creating a cozy environment to entertain and relax in. The kitchen dining room is located to the rear of the property, also granting access into the garden. This is a good sized open plan design allowing food preparation and entertaining to be synonymous. The kitchen has a good selection of floor and eye level units, with space for utilities. This is a bright room due to its dual aspect in the form of window and glass paned door once again complimenting the properties charm.

The first floor comprises large family bathroom and bedroom one, the bathroom is a great size with freestanding bath, complementing the charm of the rest of the property. Bedroom one is once again a good size, with added depth in the form of the bay window. Supplying ample space for bed and furniture. The second double bedroom is located on the second floor, with stunning beam work.

One of the highlights of this property is the private garden, a tranquil oasis where you can enjoy the outdoors in peace and privacy. This is a unique property that offers its owner versatility in its function as a family home or investment.



Room Dimensions

Living Room 14'10" + bay x 12'10" (4.53 + bay x 3.93)

Kitchen / Diner 16'0" > 9'2" x 10'1" > 6'6" (4.90 > 2.81 x 3.09 > 1.99)

Outhouse 8'0" x 3'9" (2.45 x 1.15)

Bedroom One 13'8" x 13'6" + bay (4.17 x 4.12 + bay)

Bedroom Two 13'11" x 11'11" (4.26 x 3.64)

Bathroom 10'1" max x 9'8" (3.08 max x 2.95)



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	
	83
	56
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	
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.