



Instinct Guides You



Vines Place, Lanehouse, Weymouth Offers In Excess Of £300,000

- NO ONWARD CHAIN
- Three Double Bedrooms
- Lanehouse
- Allocated Parking
- Cul-De-Sac Location
- Cloakroom
- En Suite & Family Bathroom
- Garden Workshop
- Open Plan Kitchen/Diner
- Well Presented Throughout



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A spacious THREE DOUBLE BEDROOM family home offered with NO ONWARD CHAIN with ENSUITE and CLOAKROOM, situated in LANEHOUSE, approximately 3 miles from Weymouth Town Centre, Beach & Harbour, with a range of coastal walks, transport links & amenities nearby.

Upon entering the property you will see the lounge, situated on the right, has a feature fireplace and a large front window that creates a bright and airy room. Under the stairs you find a useful cloakroom before moving towards the rear of the property and into the open plan kitchen/diner. The kitchen comprises a range of modern fitted units with ample work surface space for cooking and prepping, a 5 ring gas hob, ideal for those family get together and room for further appliances, plus ample space for a family dining table. French doors open onto the rear garden; half decking, half artificial grass that is perfect for enjoying the days' sun.

Ascending the stairs to the first floor, a landing area provides access to the first two double bedrooms, the family bathroom before a further staircase leads to the main suite. The first two bedrooms are generous doubles, one overlooking the front, the other the rear, both with ample space for beds and other furniture.

The main bedroom spans the top floor with dual aspect windows, a range of fitted wardrobes and access into the en-suite, with shower cubicle, close coupled WC and pedestal wash hand basin.

Outside to the end of the garden is a large covered workshop and an allocated parking space.

Room Dimensions

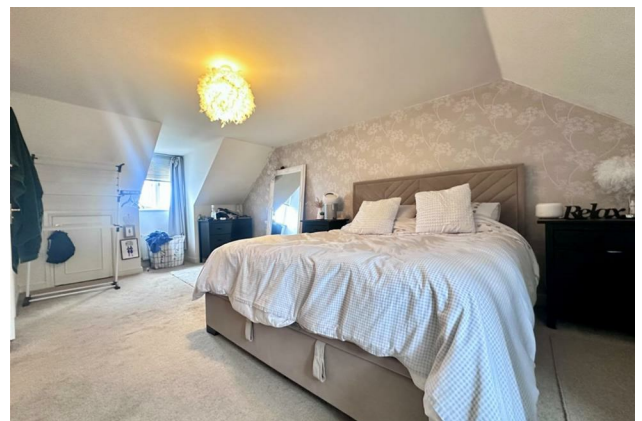
Lounge 17'3" into bay x 11'1" (5.26m into bay x 3.40m)

Kitchen/Diner 18'0" x 9'8" (5.51m x 2.97m)

Bedroom Two 14'7" max x 11'3" (4.47m max x 3.43m)

Bedroom Three 11'1" plus recess x 11'1" (3.40m plus recess x 3.40m)

Bedroom One 19'5" x 12'5" plus wardrobes (5.92m x 3.81m plus wardrobes)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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.