



Instinct Guides You



The Rise, Weymouth £325,000

- Three Double Bedrooms
- Driveway plus Garage
- Open Plan Lounge Diner
- Conservatory
- Country/Nature Reserve Walks Nearby
- Bus Route Nearby
- Mature Garden
- School Catchment Area



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



Wilson Tominey are delighted to offer this SPACIOUS three-bedroom family home that boasts THREE DOUBLE BEDROOMS, GARAGE, DRIVEWAY and established REAR GARDEN. Positioned in Southill the property is within excellent School catchment, amenities and pleasant walks around the nature reserve.

The home has an attractive frontage with ample parking and a range of flowers and shrubs, offering privacy from the road. Inside the hub of the home is certainly the open-plan lounge/diner. The room is well proportioned with ample room for furniture and flows beautifully into a conservatory at the rear, further increasing the ground floor footprint. Offering pleasant views and enjoying a sunny aspect the conservatory is an excellent addition to the home.

The kitchen has a range of fitted units with space for white goods and an under-stairs storage cupboard. Doors lead to the dining room, hallway and porch. A cloakroom finishes the ground floor perfectly.

Rising to the first floor are three double bedrooms. The main bedroom is a superb size and benefits from a built-in wardrobe. In addition, two further bedrooms are both large double rooms with bedroom three enjoying pleasant views over the garden. Finishing the accommodation is the family bathroom that comprises a bath with shower over wash hand basin and w/c.

The garden is diverse with a range of established trees and shrubs that create a wonderful green outlook. A patio offers a perfect space to entertain with family and friends bordered by flowers and a small pond. The rear garden has access to both the garage and parking.



Room Dimensions

Lounge/Diner 18'7" > 10'2" x 16'10" > 7'10" (5.68 > 3.11 x 5.14 > 2.39)

Kitchen 7'10" x 11'8" (2.39 x 3.56)

Bedroom One 9'5" x 12'11" (2.89 x 3.96)

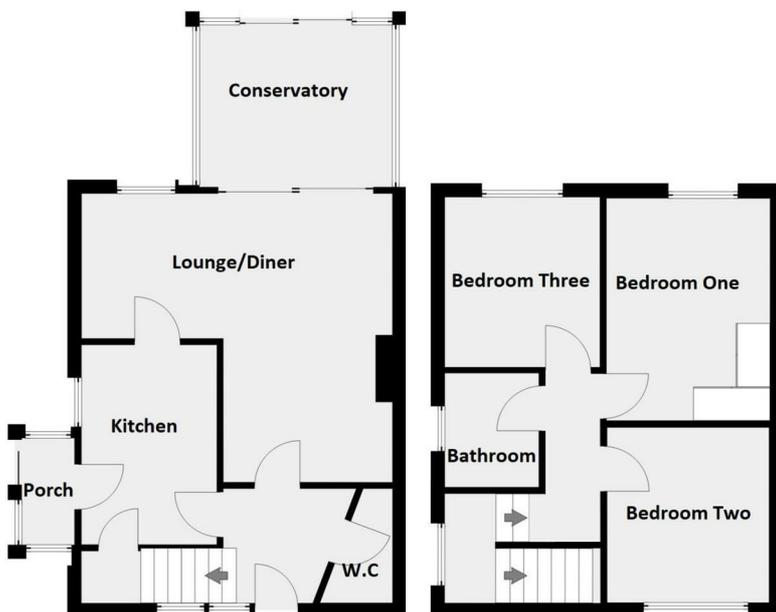
Bedroom Two 9'4" x 10'2" (2.86 x 3.12)

Bedroom Three 8'11" x 9'11" (2.74 x 3.03)

Bathroom 5'5" x 6'7" (1.66 x 2.03)

Porch 3'0" x 3'3", 29'6" (0.93 x 1,9)

Conservatory 11'2" x 9'5" (3.41 x 2.89)



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	
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.