



Instinct Guides You



## Sunnyside Road, Weymouth Offers Over £370,000

- Garage and Off Road Parking
- Large South Easterly Garden & Patio
- Three Bedroom Detached Home
- Bathroom & Cloakroom
- No Onward Chain
- Utility Room - Office/Snug
- Close to Schools & Bus Route
- Open Plan Kitchen/Diner



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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



Positioned in the popular location of WYKE this three bedroom detached property with GARAGE & OFF ROAD PARKING. This spacious property offers a large garden with established trees and shrubbery and generous patio.. Located within close community for schools, shops, doctors surgery and local coastal walks.

The beautifully designed property certainly has curb appeal demonstrated immediately through its attractive low brick walled garden, and bow fronted windows. A gated path leads to the traditional open arched front porch.

The property is a great size, greeted with spacious hallway, a bright space due to dual aspect natural lighting. The attractive bow fronted living room has a feature fireplace for its focal point. The kitchen dining room is located behind, a good size with space for a large dining table while benefitting from dual aspect creating a warm environment and providing views into the garden.

The office/snug is located adjacent to this, a dynamic space enabling the owner to utilise for their own needs with window looking into the garden. To the rear of the kitchen there is a utility room, providing this traditional property with the benefits of modern convenience.

The cloakroom is located under the stairs finished with decorative tiling

The first floor comprises three bedrooms, bathroom and separate shower room. The first two bedrooms are both good sized doubles, boasting ample space for additional furnishings with the principle benefiting from a large bow window. The third bedroom is a well-proportioned single. The white suite bathroom is positioned to the rear of the property, comprising bath with shower over, hand wash basin with fitted vanity unit & W/C. The additional separate shower room completes the first floor accommodation

The garden is a great size benefitting from established trees and borders, ideal for family life. The garage completes the accommodation



## Room Dimensions

**Living Room 12'0" x 11'10" + bay (3.66 x 3.61 + bay)**

**Kitchen 8'9" x 8'6" (2.67 x 2.61)**

**Dining Room 12'11" x 10'11" (max) (3.94 x 3.34 (max))**

**Office 10'8" x 7'11" (3.26 x 2.43)**

**Utility 7'10" x 6'3" (2.41 x 1.93)**

**Cloakroom**

**Bedroom One 11'11" x 11'10" + bay (3.64 x 3.61 + bay)**

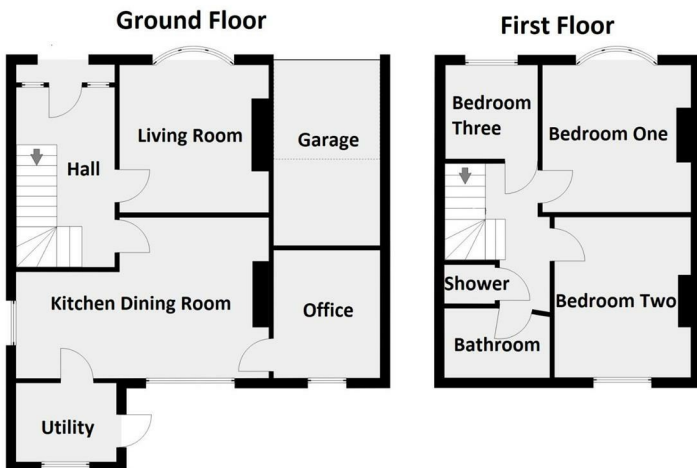
**Bedroom Two 12'10" x 10'11" (3.93 x 3.34)**

**Bedroom Three 7'6" x 7'4" (2.30 x 2.26)**

**Bathroom 8'3" x 5'6" (2.54 x 1.69)**

**Shower Room 4'3" x 2'6" (1.30 x 0.77)**

**Garage 14'5" x 8'6" (4.4 x 2.61)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>70</b>
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPAL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.