



Instinct Guides You



Tollerdown Road, Weymouth £255,000

- No Onward Chain
- Four Bedroom Family Home
- Two Reception Rooms
- Well Proportioned Rear Garden
- Close To Bus Route & Shop
- Lanehouse/Westham Border



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A FOUR BEDROOM FAMILY HOME situated on a CUL-DE-SAC in LANEHOUSE. This family home offers two reception rooms, & a generous-sized GARDEN. The property boasts a convenient location close to SCHOOLS as well as TRANSPORT links and a doctor's surgery.

The living room is the hub of the home, positioned to the front of the property the room is a generous size allowing for a range of furniture whilst also benefiting from a bay window allowing plenty of natural light to flood in.

The dining area adjacent has pleasant views into the rear garden and space for the dining room table and furniture. A door leads to the kitchen which offers a range of fitted units and pantry storage cupboard with additional space for white goods.

To the first floor of the property are four bedrooms and a family bathroom. The main bedroom is a generous size with adequate space for bedroom furniture. In addition bedroom two is a similar size with a large window overlooking the garden. Bedrooms three & four are well proportioned single rooms and offer versatility as a guest room or home office. The wet room finishes the first floor comprising a shower, wash hand basin and w/c.

The garden is an excellent size with a large hardstanding offering an excellent spot to entertain. The garden continues to an established green space with large lawn. Two external storage cupboards offer practical storage.



Room Dimensions

Living Room 14'7" x 13'10" + bay (4.45 x 4.23 + bay)

Dining Room 12'0" max x 9'0" max (3.68 max x 2.75 max)

Kitchen 11'5" max x 12'0" max (3.48 max x 3.67 max)

Bedroom One 11'10" max x 11'5" max (3.63 max x 3.48 max)

Bedroom Two 14'7" max x 9'11" max (4.46 max x 3.03 max)

Bedroom Three 11'6" max x 6'10" max (3.53 max x 2.10 max)

Bedroom Four 11'5" max x 10'8" max (3.49 max x 3.26 max)

Shower Room 7'3" x 5'3" (2.23 x 1.62)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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.