



Instinct Guides You



Abbotsbury Road, Weymouth £230,000

- No Onward Chain
- Large Southerly Garden
- Three Bedrooms
- Range of Amenities Nearby
- Bus Routes with Close Proximity to Town
- Scope To Modernise



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



Presented with NO ONWARD CHAIN is this generously proportioned, THREE DOUBLE BEDROOM property. With LARGE SOUTHERLY GARDEN, the home boasts an attractive opportunity to create an excellent family home. A range of amenities and bus route can be found nearby.

A large lounge/diner occupies the most part of the ground floor; High ceilings and a bay window add a sense of space and light to the generous room. The large downstairs hallway offers an abundance of storage, leading through to the kitchen. Patio doors amplify the southerly aspect providing a peaceful outlook to the garden with room for a number of appliances and scope to modernise.

The first floor hosts three bedrooms. Bedroom One is a large double with plentiful space for furniture and storage, a large window overlooks the garden. Bedroom Two boasts a bay window, accentuating character and light with a well-proportioned Bedroom Three adjacent. The floor is complete by a family bathroom, A set of stairs provide convenient access to the attic.

Outside, a large southerly garden abuts an open field offering a pleasant green outlook. Side access to the front.



Room Dimensions

- Lounge 12'0" + bay x 10'6" (3.67 + bay x 3.22)
- Dining Room 11'9" x 9'4" into bay (3.59 x 2.87 into bay)
- Hall Reception 10'11" x 5'9" (3.33 x 1.76)
- Kitchen 11'5" x 9'7" (3.48 x 2.94)
- Bedroom One 12'0" + bay x 9'4" (3.66 + bay x 2.85)
- Bedroom Two 11'9" x 10'3" into alcove (3.59 x 3.14 into alcove)
- Bedroom Three 8'8" x 6'0" (2.65 x 1.83)
- Shower Room 8'8" max x 7'10" max (2.65 max x 2.39 max)
- Loft Space 14'2" max x 12'2" max (4.34 max x 3.73 max)



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			
England & Wales		EU Directive 2002/91/EC	80
		49	

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.