



Instinct Guides You



Brackendown Avenue, Weymouth Offers In The Region Of £450,000

- Stunning Panoramic Vista Of Weymouth & Portland
- Garage & Off Road Parking
- Attractive Rear Garden Abuts Farmers Field
- Bright Open Plan Living Space
- Prestigious Elevated Position
- Three Double Bedrooms
- Unique Architectural Build
- Country Walks Nearby



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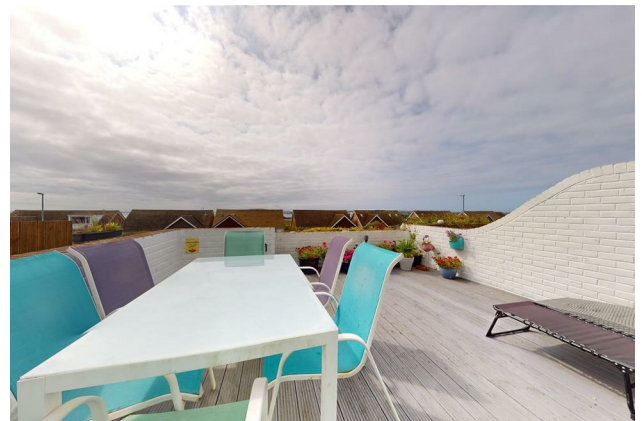
Boasting a commanding elevated position this architecturally unique three-bedroom house offers the perfect blend of comfort and natural beauty. The home boasts stunning sea views that can be enjoyed from the expansive windows and south-facing patio, a garage, off-road parking and an attractive garden backing onto fields.

A garage and comfortable parking for two vehicles are found at the front of the property before steps rise to the front door. Step inside into an open-plan space that seamlessly blends the kitchen and dining areas. The kitchen is well appointed and benefits a number of units and features an large island. Ample glass and access to the rear help merge the boundaries between home and garden and creates a bright, inviting space for family and entertaining.

The hallway is spacious with doors leading to a cloakroom and generous store room/utility that offers practical storage on the ground floor. The living room enjoys beautiful far-reaching views giving a wonderful feeling of space. Sliding doors open to a southerly aspect patio with beautiful views towards Portland and the surrounding landscape.

Rising to the first-floor, bedroom one spans the width of the home with two windows enjoying spectacular views of Portland in its entirety and the curvature of Weymouth Bay, the nature reserve offers a beautiful green foreground. The room benefits built-in wardrobes and is well-proportioned cementing it as the principal bedroom. In addition, bedrooms two and three are further double rooms with views over the rear garden. The family bathroom completes the first floor which comprises a bath with shower over, wash hand basin and w.c finished in an attractive seaside aesthetic.

The well-landscaped rear gardens offer a pleasant space to entertain surrounded by soft green borders. A social space with a bar abuts the home before continuing to a large lawn and a second seating area with a low fence that opens to a large agricultural field.



Room Dimensions

Lounge 14'8" x 12'0" (4.48 x 3.68)

Kitchen-Diner 14'7" x 12'6" (4.45 x 3.83)

Utility Room 6'9" x 5'3" (2.07 x 1.61)

Bedroom One 14'8" into wardrobe x 12'2" (4.48 into wardrobe x 3.72)

Bedroom Two 12'2" x 9'7" (3.73 x 2.93)

Bedroom Three 12'2" x 8'5" (3.71 x 2.58)

Bathroom 7'4" x 5'1" (2.24 x 1.57)



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	

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.