



Instinct Guides You



Eastdown Avenue, Weymouth Offers Over £525,000

- Garage and Off Road Parking
- Bathroom and En-Suite
- Two Reception rooms
- Sea Views into Weymouth Bay
- Cul-De-Sac
- Coastal and Nature Walks Nearby
- Prestigious Elevated Position
- Bright Open Plan Living Space



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Sitting at the head of a cul-de-sac of Eastdown Avenue, enabling captivating and uninterrupted views over Weymouth Bay and beyond, is this established detached family residence. With four bedrooms, garage and a striking contemporary finish throughout, this home boasts all aspects of modern living. The property is offered with no onward chain.

Beyond the home's attractive green frontage, driveway and bay-fronted windows is an initial porch - offering convenient storage. The living room feels like the hub of the home, with the stand-out feature of a large bay window that offers superb far-reaching sea views and is a generous room in size. Adjacent, the garage can be accessed via an integral door.

The upper ground floor enjoys a modern, contemporary feel thanks to its open-plan kitchen/dining room. The Kitchen is well-appointed with a range of fitted units and feature a island that creates a focal point. The dining area has sliding doors to the rear helping to merge the boundaries between home and garden. A utility room offers further practicality, housing a recently installed Valiant boiler with plumbing for white goods. A well-appointed cloakroom completes this floor.

Ascending a half staircase you rise to two generous double bedrooms. Bedroom one in particular stands out thanks to a dormer that offers a picturesque coastal vista. The room also enjoys a shower room en-suite. Bedroom Two is well proportioned, again with striking views.

The final two bedrooms and family bathroom are located on the upper first floor. Bedroom three is another double enjoying views over the garden with bedroom four being a well-proportioned single. The recently modernised family bathroom comprises a bath with shower over, wash hand basin and W/C.

The established rear garden contains a variety of specimen plants with a patio which abuts the home before steps rise to elevated patio with sea views, offering an excellent space to entertain or take in the coastal scenery.

Room Dimensions

Kitchen Dining Room 11'1" > 7'10" x 20'8" > 14'0" (3.39 > 2.41 x 6.30 > 4.27)

Utility 8'8" x 6'0" (2.66 x 1.84)

Cloakroom 6'6" x 2'6" (1.99 x 0.77)

Lounge 14'0" into alcove x 12'9" + bay (4.29 into alcove x 3.91 + bay)

Garage 16'0" x 8'3" (4.88 x 2.52)

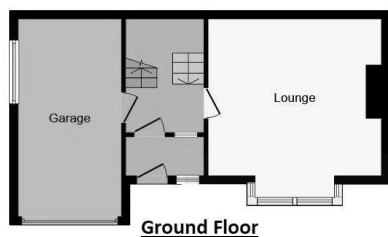
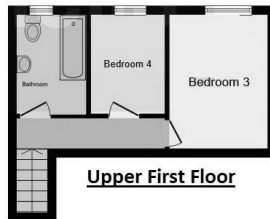
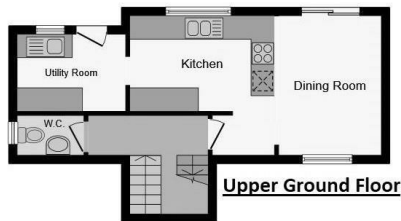
Bathroom 7'11" x 5'4" (2.42 x 1.64)

Bedroom One 15'8" + bay x 10'5" (4.80 + bay x 3.20)

Bedroom Two 12'11" x 8'9" (3.96 x 2.69)

Bedroom Three 10'11" x 8'1" (3.35 x 2.47)

Bedroom Four 7'4" x 5'5" (2.24 x 1.67)



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	81

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.