



Instinct Guides You



Lanehouse Rocks Road, Weymouth Offers Over £330,000

- Detached Bungalow
- Off Road Parking
- Attached Garage
- Close To Local Amenities
- Spacious Accommodation
- Westerly Aspect Garden
- Conservatory
- Lounge/Diner
- Well Presented
- Bus Route & Shops Nearby



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



We are excited to present to market this THREE BEDROOM DETACHED BUNGALOW, boasting ample OFF ROAD PARKING, WESTERLY ASPECT GARDEN & GARAGE, located in the ever popular suburb of Lanehouse. This SPACIOUS ACCOMMODATION flows superbly, is WELL PRESENTED and is just moments from SHOPS & BUS ROUTES servicing Weymouth town centre & surrounding areas. A must see to appreciate the space and comfort living on offer!

Entering the property a welcoming hallway leads to the lounge/diner, all three bedrooms and the bathroom. The lounge/diner is the hub of the home, offering plenty of space to relax or entertain with French style doors opening out to the garden. A wood burner and brick chimney surround provides a focal point and a warm, cosy, almost cottage like feel. From here a door leads into the kitchen where you have integral access to the garage at the front and a conservatory to the rear, which captures the evening sun superbly. The kitchen itself offers a range of eye level and base units, ample work surface, plumbing for a washing machine & dishwasher and a small breakfast bar.

Bedrooms one and two and generous doubles, both benefitting large bay windows which allows plenty of natural light to fill the room. Bedroom three is a good size single room enjoying an out look of the rear garden. The bathroom comprises a bath with shower over, wash hand basin, heated towel rail and W.C.

The garden enjoys a westerly aspect, which garners sunshine all day, while being made up of patio, decking and lawn with a decorative gravel border. Low maintenance but giving plenty of space to entertain friends or family. A block paved driveway provides plenty of off road parking.

Room Dimensions

Lounge/Diner 21'8" plus alcove x 10'11" (6.62 plus alcove x 3.33)

Kitchen 16'2" max x 8'11" (4.95 max x 2.72)

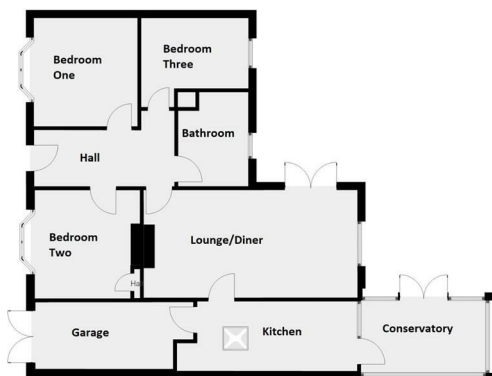
Conservatory 12'7" x 7'4" (3.86 x 2.24)

Bedroom One 10'11" x 10'2" into bay (3.35 x 3.12 into bay)

Bedroom Two 11'5" into bay x 10'11" (3.48 into bay x 3.35)

Bedroom Three 10'10" x 6'8" plus recess (3.32 x 2.05 plus recess)

Garage 16'0" max x 6'8" max (4.89 max x 2.05 max)



THE FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. DEVELOPERS DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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.