



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



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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)

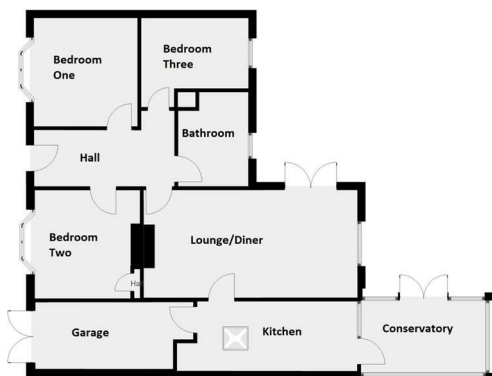
Conservatory 12'7" x 7'4" (3.86 x 2.24)

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)



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.