



Instinct Guides You



## Sussex Road, Weymouth £220,000

- No Onward Chain
- Large Established Rear Garden
- Extended Kitchen
- Views Over Surrounding Area
- Lounge With Southerly Aspect Bay Window
- In Need of Modernisation
- Close to Schools & Amenties
- Open Plan Lounge Diner



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Offered with no onward chain this EXTENDED three-bedroom SEMI-DETACHED family home offers a substantial rear garden, open plan lounge/diner and three bedrooms. Situated close to WEYMOUTH TOWN CENTRE the property offers a convenient position close to a range of amenities and a bus route.

Inside the open plan lounge/diner is certainly the hub of the home. A cosy lounge benefits from a feature bay window and flows beautifully into the spacious dining room that benefits from sliding doors, helping to merge the boundaries between home and garden.

The adjacent kitchen has been extended to create a substantial room with ample storage and room for white goods. A door leads to the side of the property and access to both front and rear gardens.

Ascending to the first floor are three bedrooms and the family bathroom. Bedrooms one & two are both double sizes with ample room for furnishings whilst bedroom three is a well-proportioned single. To finish the accommodation the bathroom comprises a bath, wash hand basin & w.c.

To the rear of the property is a private and generously sized garden. An initial patio area offers a perfect space to entertain and enjoy the sun and a brick-built shed offers practical external storage.

The garden continues to a large lawn adorned with mature green boundaries and established tree's creating a diverse garden perfectly suited for families.

Agents Notes - Please be aware there is currently an outstanding insurance investigation due to cracking toward the front elevation of the home.

### Room Dimensions

Lounge Dining Room 22'8" x 12'5" (max) (6.93 x 3.80 (max))

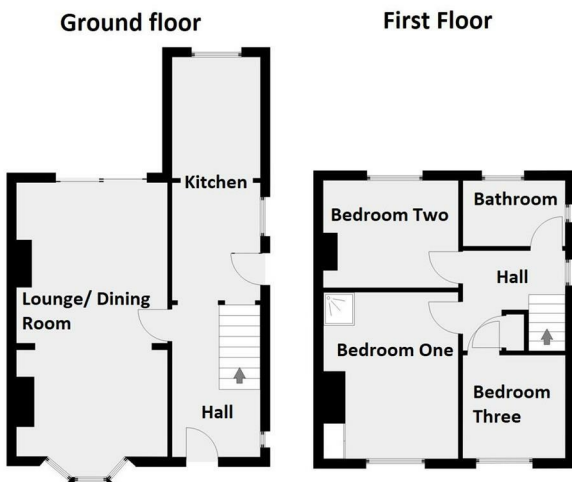
Kitchen 20'10" x 7'3" (6.36 x 2.22)

Bedroom One 13'5" x 11'1" (max) (4.11 x 3.39 (max))

Bedroom Two 11'1" x 8'10" (max) (3.39 x 2.70 (max))

Bedroom Three 8'5" x 8'5" (2.59 x 2.58)

Bathroom 8'4" x 5'4" (2.56 x 1.65)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.