

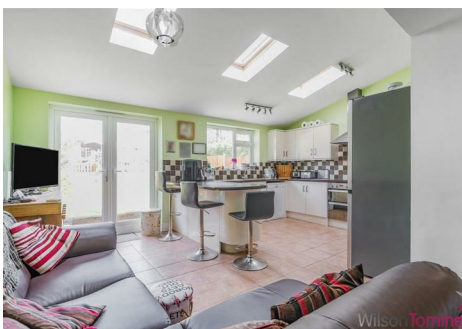


Instinct Guides You



East Wyld Road, Weymouth £390,000

- Substantial Family Home
- DOUBLE GARAGE /Workshop At Rear
- Attractive Rear Garden
- Four Bedrooms - Three Bathrooms
- Close To Bus Route & Amenities
- Extended Kitchen
- Off Road Parking
- Accommodation Over Three Floors



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This charming four-bedroom semi-detached house with a DOUBLE GARAGE/WORKSHOP is thoughtfully designed over three spacious floors, offering ample living space, an EXTENDED KITCHEN/DINER and THREE BATHROOMS.

The home has an attractive frontage with brick elevations, bay windows and ample parking. Upon entering, you're greeted by a welcoming hallway that guides you to the heart of the home—the extended kitchen/diner at the rear. This beautifully modernized kitchen boasts, ample countertops and units, the open-plan design creates an attractive social hub. Double doors lead outside helping to merge the boundaries between home and garden and three skylights illuminate the space wonderfully.

The ground floor also features a cosy living room that offers an attractive contrast to the open plan rear ideal for relaxing evenings. Uniquely a well-appointed shower room finishes the ground floor, offering both practicality and longevity to the home.

On the first floor, you'll find three well-proportioned bedrooms and the family bathroom. Bedrooms two and three are spacious doubles with bedroom two enjoying a large bay window that maximises its southerly aspect. Bedroom four is a generous single room. The family bathroom comprises a bath with shower over, wash hand basin and w.c.

Bedroom one sits on the second floor of the property and thanks to dual-aspect windows boasts a bright and airy feel. A private en-suite shower room adds a touch of luxury, complete with modern fixtures, a spacious shower, and elegant tiling.

Outside there is a double garage/workshop at the end of the garden that offers excellent scope and versatility, making the property stand out from the traditional norm. The garden has been landscaped with a patio that abuts the home before continuing to a long lawn with a soft green border to the left-hand side and two sheds that benefit power and lighting. A patio seating area a space to entertain and soak up the sun.



Room Dimensions

Sitting Room 13'5" into x bay x 11'10" (4.11 into x bay x 3.63)

Dining Room 11'10" x 10'9" (3.63 x 3.30)

Kitchen 17'8" x 12'0" (5.41 x 3.66)

Bedroom One 13'1" max x 12'2" max (4.01 max x 3.73 max)

Bedroom Two 14'0" into bay x 10'11" (4.27 into bay x 3.33)

Bedroom Three 11'10" x 10'11" (3.63 x 3.35)

Bedroom Four 8'0" x 7'4" (2.44 x 2.24)

Garage 24'1" x 17'3" (7.36 x 5.28)



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	70 80

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	

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