



Instinct Guides You



## Emmadale Road, Weymouth, Guide Price £270,000

- Three Bedrooms
- Low Maintenance Garden
- Close To Amenities
- Close Proximity To Bus Route
- Utility
- Open Plan Kitchen/Diner
- End Of Terrace
- Side Access To Rear Garden



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We present to the market a well presented, three bedroom end of terrace family home. This SPACIOUS PERIOD HOME is a great size with OPEN PLAN LIVING accommodation that flows through the downstairs accommodation creating a perfect space for family living and entertaining. The property is superbly positioned within proximity of shops and is approximately a fifteen-minute walk to TOWN, in turn the BEACH

Initial vestibule leads to the hall. The lounge acts as a great space for family entertainment, large enough for a range of furniture, natural light floods the room via the bay window. The modern open plan kitchen/diner creates a lovely social space perfect for an easy living lifestyle. The kitchen has a number of fitted units and an added bonus of a bar area. The utility has space for a range of white goods. Above, a skylight produces natural light. Patio doors provide access to the rear garden.

Rising to the first floor there are two generous double bedrooms, both with ample room for furniture. Bedroom one benefits from a box bay window that extends the size of the bedroom, whilst bedroom two has an attractive outlook onto the garden. In addition, the third bedroom is a generous single. The bathroom consists of a walk in shower, WC and wash hand basin.

Outside the rear garden has been created with low maintenance in mind being a two-tier garden. To the second tier of the garden you are greeted by a decked area perfect for a seating area for relaxing in the sun. Conveniently, a side gate opens to allow access via a public footpath.

## Room Dimensions

Lounge 10'11" max x 10'10"+alcove (3.35m max x 3.31+alcove)

Dinning Room 10'10" x 8'5" (3.32m x 2.57m)

Kitchen 16'3" max x 8'11" max (4.96m max x 2.74m max)

Utility 7'4" x 7'1" (2.26m x 2.16m)

Porch 5'0" x 4'9" (1.54m x 1.47m)

Bedroom One 10'9"+alcove x 9'4" max (3.28m+alcove x 2.87m max)

Bedroom Two 10'10" x 8'5" (3.31m x 2.58m)

Bedroom Three 7'2" x 6'6" (2.19m x 2m)

Bathroom 7'4" max x 6'9" max (2.26m max x 2.06m max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <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.