



Instinct Guides You



## Broadlands Road, Weymouth Offers In Excess Of £375,000

- Southerly Garden
- Garage (part converted to office) and Off Road Parking
- Open Plan Living
- Close to Schools and Transport Links
- Utility and Cloakroom
- Well Presented Throughout
- Extended
- Redlands



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Welcome to Broadlands Road, Redlands. A substantial EXTENDED three-bedroom semi-detached family home. The home boasts a SOUTHERLY GARDEN, GARAGE/OFFICE and generous proportions throughout and is within close proximity to a range of SCHOOLS, amenities and bus route.

The home boasts an attractive frontage with a paved frontage, complimented by shrubs framing the home perfectly. The driveway also connects to the detached garage which has been redesigned to provide an office in addition to storage. The rear garden can also be accessed via a gate on the drive, providing useful access for the garden or entrance to the office without entering the home.

Inside the ground floor has a wonderful flow, perfect for family living. The living room is a great size, with ample space for large sofa and additional furnishings illuminated a beautiful bow window. The open-plan kitchen diner is certainly the hub of the home, offering a fantastic space to prepare meals while engaging with family and friends. The kitchen itself is a good size, with ample counter space comprising multiple eye and base level units. An extension to the rear supplies a practical utility room and cloakroom. Completing the ground floor is the sunroom, currently used as a play room providing a warm bright space to enjoy.

To the first floor bedrooms one & two are both generous doubles with ample room for furniture with bedroom one boasting a large bow window increasing its size further. Bedroom three is a good size single enjoying views into the rear garden. The family bathroom, a white suite comprising bath with shower over, w.c and wash hand basin.

Completing the property is the southerly aspect rear garden, a good size corner plot with different areas to enjoy at all times of the day. To the side access to the office is gained, the office has electric and lighting providing a great space to work from home while providing privacy.



## Room Dimensions

Living Room 12'0"+bay x 11'2" (3.66+bay x 3.42)

Dining Room 12'0" x 11'1" (3.67 x 3.40)

Sun room 8'6" x 8'5" (2.61 x 2.59)

Kitchen 13'9" x 7'10" max (4.20 x 2.40 max)

Utility Room 9'1" x 8'5" (2.77 x 2.59)

Cloakroom 6'11" x 3'11" (2.11 x 1.2)

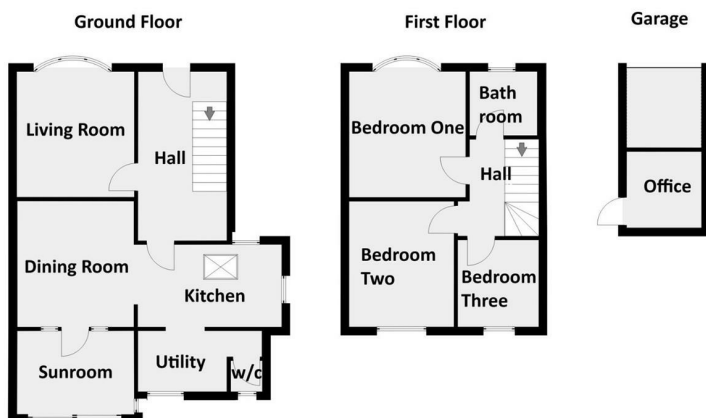
Bedroom One 12'0" x 11'1" (3.67 x 3.40)

Bedroom Two 12'0" x 10'0" (3.66 x 3.06)

Bedroom Three 8'3" x 7'8" (2.53 x 2.35)

Bathroom 6'5" x 6'1" (1.97 x 1.86)

Office 7'3" x 7'1" (2.22 x 2.18)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		70
(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 <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.