



Instinct Guides You



Longcroft Road, Weymouth £270,000

- Extended Family Home
- Westerly Facing Garden
- Off Road Parking
- Kitchen/Breakfast Room
- Semi Detached
- Large Bathroom
- Utility Area
- Close To Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



This EXTENDED three bedroom semi detached family home features a LARGE WESTERLY facing GARDEN, a generously sized KITCHEN/BREAKFAST ROOM, a SPACIOUS LOUNGE/DINER, and a DRIVEWAY, all located on Longcroft Road. It boasts a vast downstairs area ideal for family activities. While the property requires some updating, it presents a fantastic chance to personalize your living space.

The heart of the home is the expansive lounge/diner, which offers versatile arrangements to meet your preferences, including access to a conservatory, bathroom, and kitchen.

Part of the wrap-around extension, the kitchen provides an excellent area for dining and entertaining, complete with a wide range of eye-level and base units, some integrated appliances, and access to the west-facing garden. Additionally, there is a convenient utility space before the downstairs bathroom for extra storage needs.

The bathroom is generously sized, perfect for larger families, featuring a spacious walk-in wet room, a P-shaped bath, and a toilet, all complemented by chrome fixtures, non-slip flooring, and downlighting.

On the first floor, there are three bedrooms and a toilet. The main bedroom is expansive, extending across the back of the property, offering ample space for furniture, while the second bedroom is a smaller double room still offers space for furnishings. Finishing upstairs is a useful toilet.

The property features a generously sized garden, perfectly oriented to capture the afternoon sun, complete with a large wooden shed and gated side access, all enclosed by fencing. At the front, there is a driveway providing off-road parking.



Room Dimensions

Lounge/Diner 20'8" x 17'7" max (6.32 x 5.37 max)

Kitchen/Breakfast Room 18'6" x 10'7" > 7'0" (5.64 x 3.25 > 2.14)

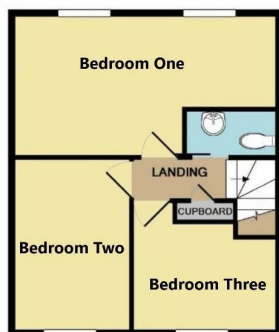
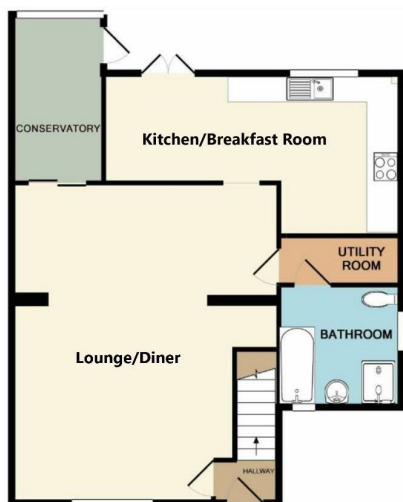
Utility Area

Bathroom

Bedroom One 17'7" max x 8'5" (5.37 max x 2.58)

Bedroom Two 11'7" x 8'0" max (3.55 x 2.46 max)

Bedroom Three 8'10" max x 8'5" (2.71 max x 2.58)



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	82

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	

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.