



Instinct Guides You



The Woodpeckers, Weymouth £195,000

- Large Corner Plot
- Beautifully Presented
- Off Road Parking
- Modern Kitchen
- Cul-De-Sac
- Modern Bathroom



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Wilson Tominey are delighted to offer this well presented one bedroom property that has been modernised by the current homeowner to a lovely standard throughout. Nestled in a tucked away cul-de-sac location, the property boasts off road parking and large attractive garden.

The property has two off road parking spaces before entering the unexpectedly large garden. The garden is a fabulous size which is normally not seen in similar properties, offering seclusion and a private outside space.

Inside, the modern finish is easy to see as you step into the living space. Plenty large enough for a range of furniture with a chrome and glass stairs case rising to the first floor and access into the kitchen. Continuing the modern theme the kitchen has a range of attractive fitted units & benefits a built in oven /hob with a window framing the garden nicely.

Rising to the first floor the bedroom has a wonderful bright and airy feel and comfortably fits a double/king bed and has ample room for additional furniture. The bathroom sits adjacent and comprises a large walk in shower, wash hand basin with vanity unit and W/C all tied together by contemporary grey tiling.



Room Dimensions

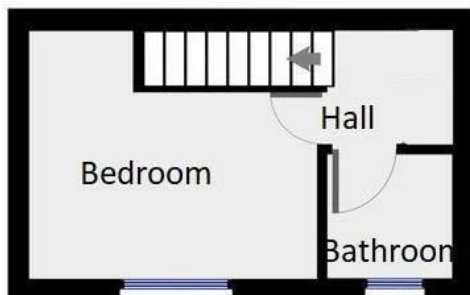
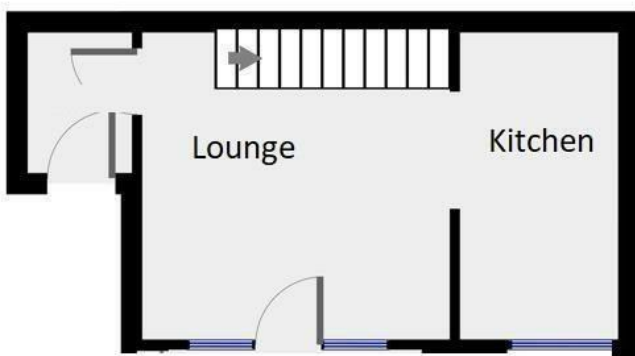
Entrance Porch

Lounge 11'4" x 11'4" max (3.47m x 3.47m max)

Kitchen 11'4" x 5'0" (3.46m x 1.53m)

Bedroom 11'5" into recess x 10'8" max (3.49m into recess x 3.26m max)

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		43	
(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.