



Instinct Guides You



Gallwey Road, Weymouth Offers In Excess Of £280,000

- Extended Three Bedroom Home
- Versatile Ground Floor With Bathroom
- Off Road Parking
- Close To bus Route & Amenities
- Southerly Aspect Garden
- No Onward Chain
- Solar Panels
- Close To Fleet Lagoon



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Offered with no onward chain this EXTENDED three-bedroom family home offers a generous, versatile ground-floor, off-road parking and low-maintenance southerly aspect rear garden. The property is well-positioned with a range of amenities, schools and bus routes nearby.

Inside, the hallways lead around the extended ground floor, with a well-proportioned lounge at the front of the home that gives an attractive contrast to the spacious, more open-plan rear of the home. The bay window offers an attractive feature, and the room is spacious enough for a range of furniture.

The kitchen is well appointed with rows of units on both sides offering ample storage and work surface. The kitchen flows into a generous dining room at the rear which offers an excellent space for family living and entertaining. The room has a bright, inviting feel thanks to its southerly aspect and leads to the additional parts of the home. The ground-floor bathroom increases the longevity and versatility of the home when coupled with the adjacent playroom.

Ascending upstairs are three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned double rooms in addition bedroom three is a generous single room. The family bathroom completes the property and comprises a bath with shower over, wash hand basin and w.c set against contemporary bathroom panelling.

The rear garden enjoys a sunny southerly aspect and has been finished with a low-maintenance approach in mind. Steps lead down to an entertaining area enclosed by fencing.

The property offers a convenient position with a bus route servicing Weymouth & Portland, a bakery, a dentist and a variety of convinces store close by. Attractive walks of the fleet lagoon and iconic Chesil Beach are in close proximity.



Room Dimensions

Lounge 12'10" x 10'9" (3.92 x 3.30)

Kitchen 9'4" x 7'5" (2.86 x 2.27)

Dining Room 16'2" x 8'6" (4.94 x 2.61)

Snug 9'5" x 9'0" (2.89 x 2.76)

Ground Floor Bathroom

Second Reception 12'7" x 7'2" (3.84 x 2.19)

Bedroom One 11'1" x 9'1" (3.39 x 2.78)

Bedroom Two 10'9" x 9'8" (3.30 x 2.96)

Bedroom Three 7'6" max x 7'6" max (2.29 max x 2.29 max)

Bathroom



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	

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.