



Instinct Guides You



Pretoria Terrace, Weymouth Offers In Excess Of £250,000

- Three Bedrooms
- Two Reception Rooms
- Ensuite
- In Need Of Some Modernisation
- Southerly Garden
- Downstairs Bathroom
- Close To Harbour & Amenities
- Vendor Suited



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Nestled within moments of the inner harbour and amenities this THREE BEDROOM semi detached house with SOUTHERLY FACING GARDEN and ENSUITE shower is offered for sale in Pretoria Terrace.

Perched in an elevated position the property enjoys an open feel being sat back from the road with an open vertical platform lift for disabled access.

Upon entry there is a hallway providing a useful cloaks storage area with stairs rising to the first floor.

The main hub of the home is the spacious lounge diner stretching the length of the property creating a fabulous welcoming space ideal for family living. A large bay window to the front floods the room with light with an ornate stone fireplace adding as a focal point of the room with ample space for a sofa and dining options. The kitchen offer a selection of base units with space for white goods leading through to an inner hall granting access to the garden and the wet room. Non slip flooring allows for a walk in shower with wash hand basin and w/c.

To the first floor are three bedrooms and an ensuite. The principal bedroom is positioned to the front of the house again benefiting the bay window with exposed floorboards which adds to the character, finished off with an en-suite shower room. Bedroom two again is a good sized double room over looking the garden with bedroom three adjacent, currently being used as an office/hobby room.

The southerly rear garden offers some privacy with an initial hardstanding patio area leading to the garden arranged as a large vegetable plot with side pedestrian access.



Room Dimensions

Lounge 10'6" x 10'6" (3.21 x 3.21)

Dining Room 11'4" x 9'3" (3.47 x 2.83)

Kitchen 8'3" x 7'1" (2.54 x 2.16)

Bedroom One 14'1" x 10'5" plus bay (4.31 x 3.2 plus bay)

Ensuite

Bedroom Two 11'6" x 9'3" (3.52 x 2.82)

Bedroom Three 8'6" x 7'3" (2.6 x 2.22)



| 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 | 81 44 |
| 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 | |
| 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.