



Instinct Guides You



St. Leonards Road, Weymouth Offers Over £250,000

- Close To Weymouth Harbour
- Picturesque Hope Square Close By
- Ideal Family Home/Holiday Home
- Three Double Bedrooms
- Rear Courtyard
- Range Of Amenities In Close Proximity
- Two Reception Rooms
- In Need Of Some Modernisation
- Newtons Cove Nearby
- Close To Stunning Coastal Walks



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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.

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We are delighted to offer this THREE DOUBLE BEDROOM, TWO RECEPTION ROOM period property that enjoys an excellent position just moments from Hope Square, Newtons Cove and the picturesque WEYMOUTH HARBOUR.

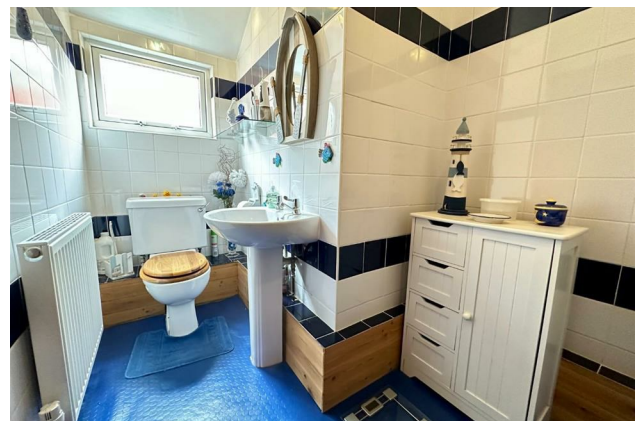
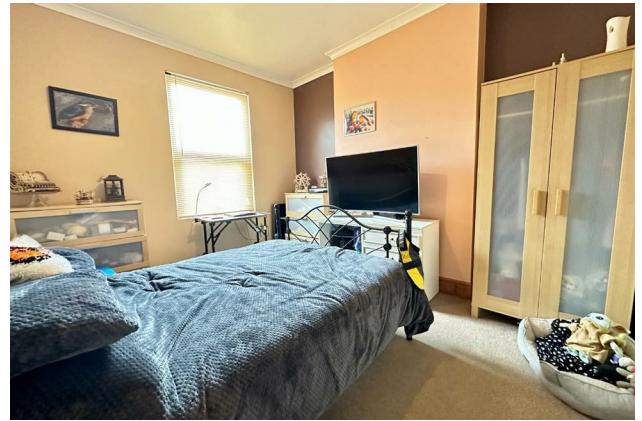
Entering the property a hallway leads around the ground floor accommodation. The lounge/diner is an excellent sized space that creates a bright open plan environment and is certainly the hub of the home. It offers a well proportioned room with plenty of space for a range of furniture.

The kitchen, although in need of some modernisation has a range of fitted units and room for built in appliances. The bathroom and separate W/C are found at the rear of the property and comprises a bath with shower over and wash hand basin, the room is finished with decorative wall tiles.

On the first floor are three bedrooms. Bedroom one is a spacious double bedroom that benefits two windows allowing plenty of natural light to enter the space. Bedrooms two and three are also double bedrooms offering plenty of room for a range of furniture.

The rear courtyard has a low maintenance finish allowing space for potted plants and a table and chairs to enjoy the sun.

The property sits in an excellent position to enjoy the best Weymouth has to offer. Weymouth's award winning beach is walkable and just a short stroll away is the Nothe fort which offers beautiful views over the town and an attractive walk to Newtons Cove.



Room Dimensions

Lounge 12'5" x 12'0" (3.8 x 3.67)

Dining Room 11'10" x 11'9" (3.62 x 3.6)

Kitchen 10'9" x 8'9" (3.3 x 2.69)

Bedroom One 16'2" x 12'0" (4.95 x 3.67)

Bedroom Two 11'9" x 10'2" (3.6 x 3.12)

Bedroom Three 17'5" x 9'2" (5.32 x 2.8)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	
(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.