



Instinct Guides You



Clearmount Road, Weymouth Offers Over £270,000

- Attractive Westerly Garden
- Generous Open Plan Lounge/Diner
- Staircase To Attic Space
- Close To Rodwell Trail
- Two Double Bedrooms
- Amenities Nearby



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Positioned close to amenities and beautiful walks along the iconic Rodwell Tail this spacious two-bedroom home offers a superb blend of space and convenience. Benefitting a versatile loft space, a westerly aspect garden & open plan living space the home has plenty to offer in addition to its convenient position.

Inside the property has been partially modernised with a spacious lounge/diner offering a social hub for the home. The room is well-proportioned with ample room for furniture, and you can enjoy a warm, welcoming feel thanks to wooden flooring and a feature bay window. The space flows to a dining area/social space seamlessly blending the two living spaces.

The kitchen at the rear enjoys a bright double aspect with a range of fitted units and space for white goods.

Upstairs, two generously sized bedrooms provide comfortable accommodation, benefiting from plenty of natural light and ample room for furniture. The home also includes a contemporary family bathroom with stylish fittings and comprises a bath, separate shower, wash hand basin and w.c set against pastel tiles and large floor tiling.

A staircase rises from bedroom one to the loft space above, offering further scope to the property. The space enjoys good proportions and benefits natural light in the form of a velux window.

The rear garden enjoys a beautiful westerly aspect bordered by raised flower beds and a large Phoenix Palm. A patio offers a pleasant space to entertain plenty large enough for a table, chairs and storage.



Room Dimensions

Lounge 11'9" max x 11'9" (3.60 max x 3.60)

Dining Room 10'11" max x 12'3" (3.35 max x 3.75)

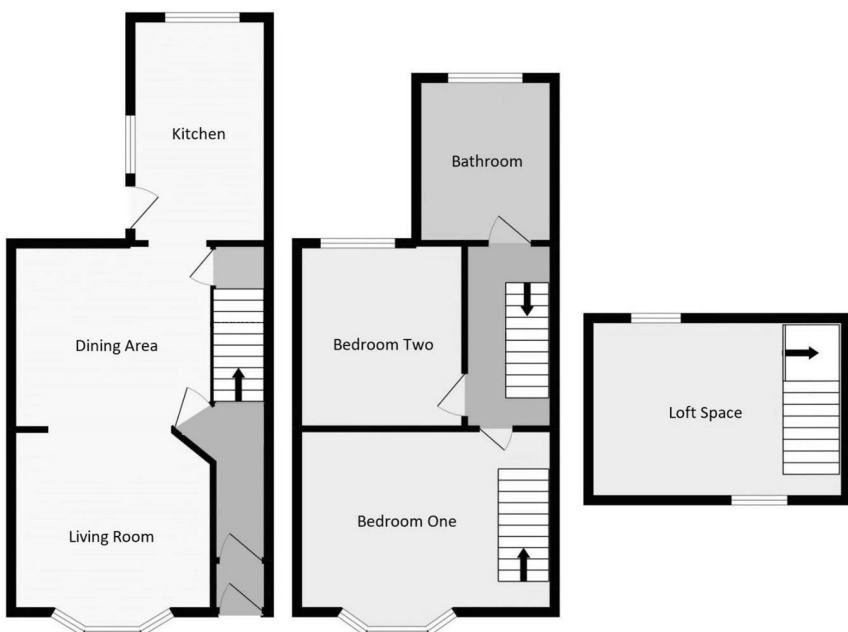
Kitchen 13'1" x 8'1" (4.00 x 2.48)

Bedroom One 15'1" max x 9'0" (4.60 max x 2.75)

Bedroom Two 10'11" x 9'10" (3.35 x 3.00)

Bathroom 9'8" x 8'2" (2.95 x 2.50)

Loft Space 15'1" max x 10'11" max (some height restrictions) (4.60 max x 3.35 max (some height restrictions))



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	
	85
63	
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.