

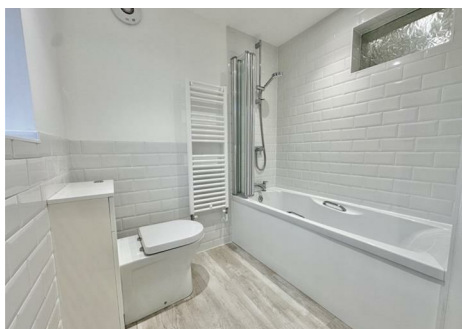


Instinct Guides You



Sunnyside Road, Weymouth £240,000

- No Onward Chain
- Attractive Rear Garden
- Spacious Proportions Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Wide Range of Nearby Amenities
- Contemporary Kitchen and Bathroom
- Wyke Regis
- Off Road Parking For Small Vehicle
- Bus Routes Servicing Town Centre to Portland



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Presented with no onward chain is this spacious three double-bedroom family home in Wyke Regis. The home enjoys off-road parking for a small vehicle and an attractive rear garden as well as a stylish contemporary kitchen and bathroom. The property's excellent positioning encompasses local schools, a wide range of amenities and bus routes spanning from Portland through to Weymouth town centre - all within close proximity.

The home's charming period frontage borders inherently spacious downstairs accommodation. The generous proportions and high ceilings are a staple of the home's character with feature fireplaces and a bay window to enhance even further; The well-appointed kitchen and bathroom offer playful blends of contemporary and class. Both reception rooms flow seamlessly with space in abundance and a kitchen conveniently behind. The bathroom completes the ground floor.

The first floor retains three double bedrooms. Bedroom One spans the width of the home and enjoys a southerly aspect bay window to accentuate light. Bedrooms Two and Three also retain excellent proportions with views over the garden.

The home offers an attractive rear garden with soft green borders and a diverse range of plants and shrubs creating a green outlook and decking area at the rear that cathees the last of light.

A vast range of nearby amenities can be found within a short walking distance as well as local parks and a bus route running from Portland to Weymouth Town Centre.

Room Dimensions

Lounge Area 12'7" max x 10'5" (3.85 max x 3.20)

Dining Area 11'3" max x 11'1" (3.45 max x 3.40)

Kitchen 12'7" x 8'2" (3.85 x 2.50)

Bathroom 8'2" max x 6'6" max (2.50 max x 2.00 max)

Bedroom One 12'3" max into bay x 13'11" (3.75 max into bay x 4.25)

Bedroom Two 11'1" x 8'6" (3.40 x 2.60)

Bedroom Three 11'8" x 8'2" (3.58 x 2.50)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.