

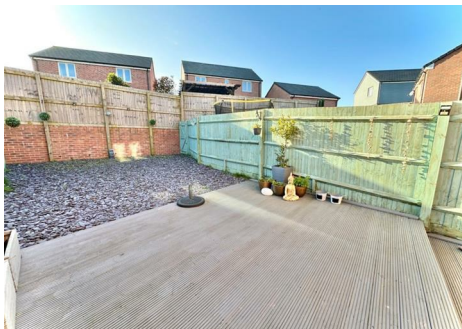


Instinct Guides You



Hawkweed Road, Weymouth £270,000

- Remainder Of New Build Warranty
- Superb Bedroom One
- Family Bathroom & Cloakroom
- Two Parking Spaces
- Modern Efficient Home
- Accommodation Over Three Floors
- Close To Country Walks
- Well Presented Throughout
- Contemporary Open Plan Ground Floor
- Three Bedroom Home



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We are excited to bring to market this stylish and energy-efficient townhouse, located within the modern Lodmoor Sands development in the highly sought-after area of Preston Downs. Built-in 2020, this property offers accommodation spread over three floors and enjoys parking for two vehicles and a southerly aspect garden.

Nestled off of the main road the property's parking can be found adjacent to the neighbour's home. Stepping inside you are greeted by a contemporary open-plan living space that encompasses the kitchen, dining and living areas. The kitchen, located at the front of the property, is fitted with contemporary units, an integrated gas hob and an oven complimented by a breakfast bar. The living area is well-illuminated thanks to the southerly aspect double doors that help merge the boundaries between home and garden. A convenient WC completes the ground floor.

On the first floor, you'll find two bedrooms, both tastefully finished with bedroom one offering built-in storage. The bathroom includes a bath with an overhead shower, a wash basin, and a toilet, all finished to a modern standard.

The second floor is dedicated entirely to the principal bedroom, a spacious and airy double room spanning the length of the property. With two skylight windows at both the front and rear, this room enjoys excellent natural light and a sense of privacy.

Outside, the property benefits from a low-maintenance front garden and a sunny, south-facing rear garden, designed with decking and gravel for easy upkeep. The property also includes two allocated parking spaces.

Room Dimensions

Kitchen / Lounge Diner 22'1" max x 12'2" > 8'7" (6.75 max x 3.72 > 2.62)

Bedroom One 16'0" x 8'8" (4.90 x 2.66)

Bedroom Two 10'2" + wardrobe x 7'8" (3.12 + wardrobe x 2.36)

Bedroom Three 8'1" x 5'5" (2.47 x 1.67)

Bathroom 5'7" x 5'5" (1.72 x 1.66)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		85	
(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.