



Instinct Guides You



## Kings Road, Weymouth Guide Price £290,000

- Garage and Parking
- Westerly Garden
- No Onward Chain
- Cloakroom
- Radipole, Weymouth
- Two Reception Rooms
- Period Features
- Detached Family Home



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





Discover this three bedroom, two reception room DETACHED house with GARAGE and WESTERLY FACING GARDEN being sold with NO ONWARD CHAIN in the popular location of RADIPOLE. The property requires some modernisation creating a blank canvas for any new buyer whilst being within close proximity to a great selection of amenities including supermarkets, schools and bus service.

The home boasts charming red brick frontage with feature bay windows adding character; A brick-built wall offers a subtle barrier to the home, imposing a traditional feel.

Beyond, a porch space provides convenience, granting entry to the property. The downstairs accommodation enjoys the generous proportions of a period home with the living room occupying the front of the home - bay window and high ceilings accentuate the light. A separate dining space is found advantageously adjacent to the kitchen with scope in abundance to modernise. Cloakroom and storage complete the ground floor with access to the rear garden.

The first floor enjoys well proportioned bedrooms and family bathroom. Bedroom One occupies the front of the home, a spacious double amplified by bay window with family bathroom adjacent. Bedroom Two enjoys similar proportions as a comfortable double room with the first floor finished by a spacious single room in bedroom three.

Externally, the property enjoys a mature westerly garden with an initial patio area and space for an array of plants and furniture to optimise the evening sun. A shared driveway is access via the side with parking in front of a spacious garage.

The home is situated in the heart of Radipole with its vast range of amenities nearly a small bus ride but just a short walk.

Room Dimensions

Lounge 11'7" x 11'7" + bay (3.55 x 3.54 + bay)

Dining Room 10'7" x 10'1" (3.25 x 3.09)

Kitchen 7'6" x 6'11" (2.3 x 2.12)

Cloakroom

Bedroom One 11'7" x 11'7" + bay (3.55 x 3.55 + bay)

Bedroom Two 10'7" x 10'2" (3.25 x 3.11 )

Bedroom Three 7'7" x 7'6" (2.32 x 2.31)

Bathroom



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.