

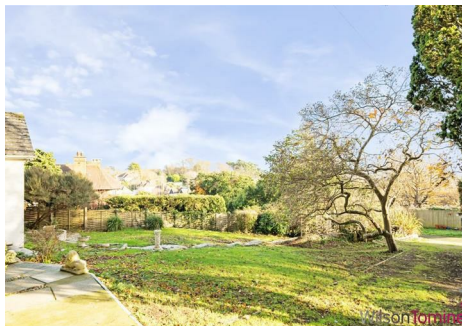


Instinct Guides You



Belfield Park Avenue, Weymouth Offers In Excess Of £500,000

- Far Reaching Sea Views
- Generous Mature Grounds
- Established Detached Residence
- Double Garage & Workshop
- En-Suite, Shower Room, Cloakroom
- Prestigious Location
- Two Reception Rooms
- Generous Proportions Throughout



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A delightful three bedroom detached bungalow nestled in a PRIME POSITION in one of Weymouth's premier locations of BELFIELD PARK AVENUE. Centrally positioned within LARGE GROUNDS enjoying some excellent VIEWS of the SEA with a detached DOUBLE GARAGE and workshop.

Approached via a private driveway, Coppice End is a detached residence positioned in a secluded location with many attributes and great potential. Stunning grounds encompass the home, wreathing the property in natural beauty via an array of mature greenery and gracious stonework. The rear garden enjoys elevations allowing for the striking views across Wyke Regis and Portland and the sea surrounding.

Well proportioned accommodation is key to the home with two reception rooms and two bathrooms providing flexibility of use. Entering the property you are greeted by the hallway providing access to all rooms.

The sitting room occupies the frontage with enviable proportions to form the hub of the home; Dual aspect accentuates light with patio doors blending the internal and external spaces to offer seasonal versatility. Conveniently, the dining space entwines the kitchen to form a cohesive space for family living. Wood effect finishing stylishly enhances the kitchen with ample worktop space and views over the grounds.

The hall aptly separates the property with all three bedrooms across the rear of the property. Bedroom One is a generous double complete with dual aspect windows and en-suite whilst Bedroom Two enjoys similar proportions as a comfortable double. Bedroom Three lends itself well as guest room or study with bathroom and separate cloakroom adjacent.

The home enjoys stellar positioning in the heart of Wyke/Rodwell and one of the most attractive residencies within the area. A range of amenities and bus route are within close proximity, also.

Room Dimensions

Sitting Room 20'4" x 11'1" (6.2 x 3.4)

Dining Room 11'10" x 9'10" (3.61 x 3.0)

Kitchen 11'10" x 9'7" (3.61 x 2.93)

Bedroom One 13'9" x 9'10" (4.2 x 3.0)

Ensuite

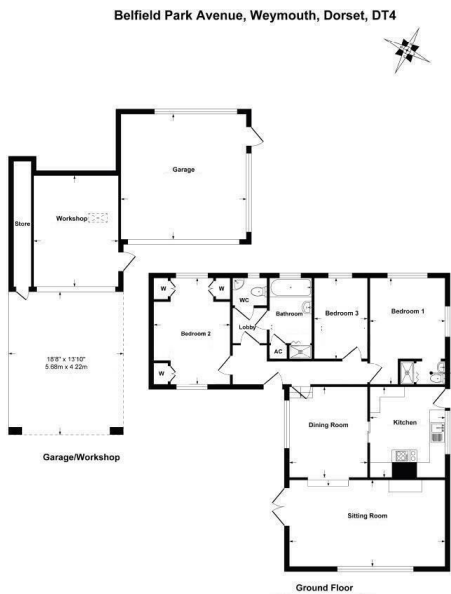
Bedroom Two 13'10" x 9'11" (4.23 x 3.03)

Bedroom Three 10'5" x 6'11" (3.2 x 2.11)

Bathroom

Double Garage 16'4" x 16'4" (4.98 x 4.98)

Workshop 14'5" x 11'0" (4.4 x 3.36)



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		
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.