



Instinct Guides You



Jestys Avenue, Weymouth Offers In Excess Of £500,000

- Dressing & En-suite to Bedroom One
- Excellent Positioning within Broadway
- Versatile Extended Accommodation
- Generous Westerly Rear Garden
- Extensive Parking
- Four Double Bedrooms
- Open-Plan Living Room/Diner
- Large Conservatory
- Near Train Station & Bus Route



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Wilson Tominey are delighted to offer this exceptional detached chalet-style bungalow, offering an impressive blend of space and versatility. This beautifully maintained home features four spacious double bedrooms, a generous lounge, and sleek, contemporary kitchen set within attractive grounds with a sunny aspect.

Outside, the front of the home boasts a substantial block-paved driveway, providing ample parking space. Stepping inside, a bright and inviting hallway welcomes and provides access to the principal ground floor rooms. Bedroom one enjoys a shower room en-suite and dressing area cementing it as the principal bedroom. A versatile bedroom four sits adjacent.

The hub of the home is the substantial living room that has a wonderful bright feel thanks to double doors leading directly to the rear garden and Velux windows. The spacious theme continues with bifold doors flowing onto the dual aspect dining room at the rear.

The modern, well-appointed kitchen offers a range of base and eye-level units, complemented an integrated double oven, hob, and built-in dishwasher. Doors seamlessly open into the conservatory, which overlooks and opens onto the stunning westerly-facing garden. A cloakroom completes the ground floor perfectly.

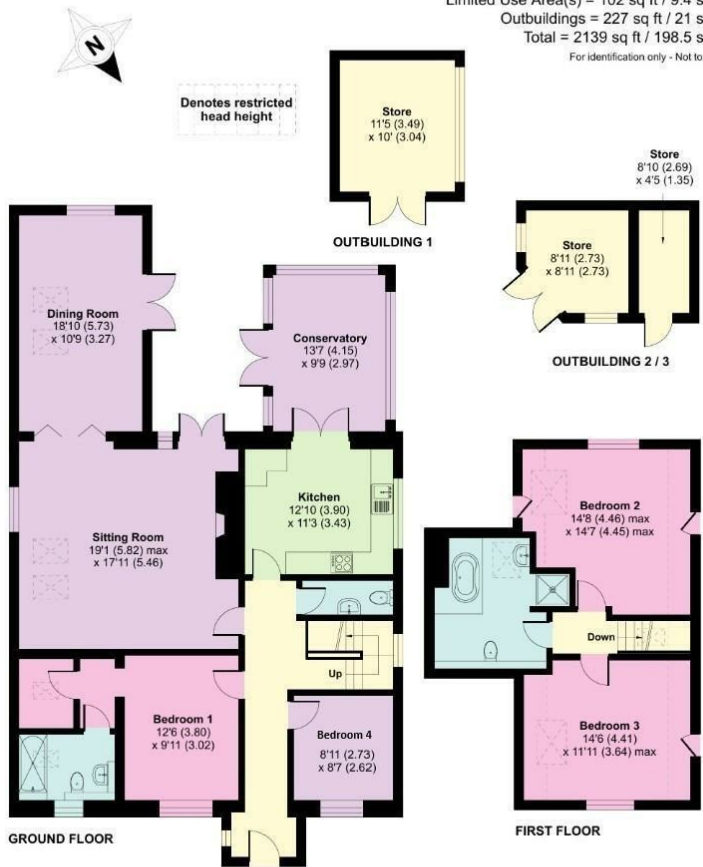
On the first floor, two further generously sized double bedrooms await, both with fitted storage, Velux windows, and access to useful eaves storage. The contemporary family bathroom includes a bathtub, separate shower, vanity sink unit, and WC.

The outdoor space is equally impressive. To the front, the expansive driveway ensures plentiful off-road parking, with a side gate providing access to the rear. The rear garden begins with an elevated decking area before a large patio borders the lawn enclosed by fencing and soft green borders. At the far end, a summerhouse, greenhouse, and storage shed offer additional functionality.



Jestys Avenue, Weymouth, DT3

Approximate Area = 1810 sq ft / 168.1 sq m
Limited Use Area(s) = 102 sq ft / 9.4 sq m
Outbuildings = 227 sq ft / 21 sq m
Total = 2139 sq ft / 198.5 sq m
For identification only - Not to scale



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.