

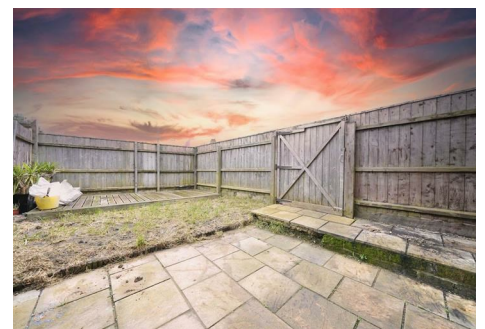


Instinct Guides You



Rutland Road, Weymouth £230,000

- No Onward Chain
- Cloakroom & Family Bathroom
- Allocated Parking Space
- End Of Terrace Property
- Close To Weymouth Town Centre
- Open Plan Kitchen/Diner/Lounge
- Two Double Bedrooms
- Low Maintenance Garden



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



Offered with NO ONWARD CHAIN this two DOUBLE bedroom END OF TERRACED home boasts allocated parking, large open plan kitchen/living space, cloakroom and family bathroom. Situated close to WEYMOUTH TOWN CENTRE the property offers a convenient position close to a range of amenities and a bus route.

Step into a generous porch offering practical storage and cloakroom before entering the spacious open plan living area. The kitchen offers ample storage & is equipped with an integrated hob and oven, with enough space for white goods. A large opening flows from the kitchen into the lounge/diner creating an inviting space for family and entertaining. The lounge is a generous size befitting patio doors leading outside helping to merge the boundaries between home and garden.

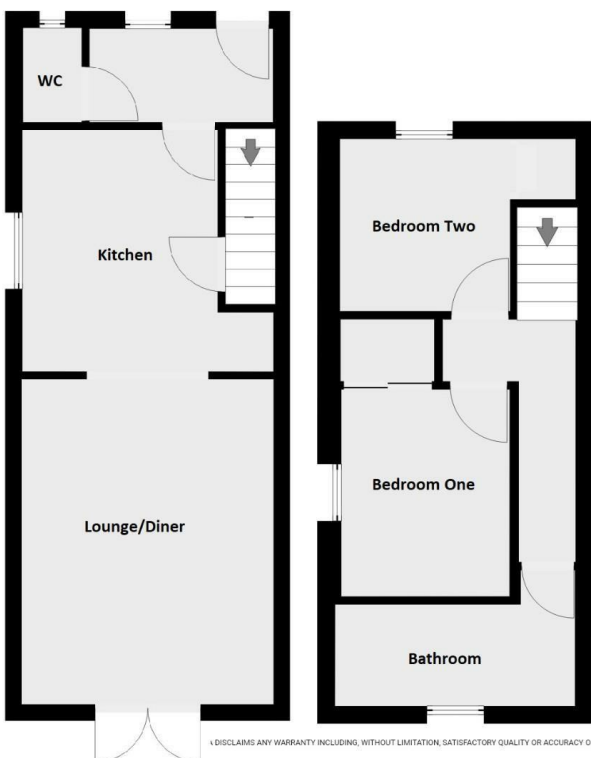
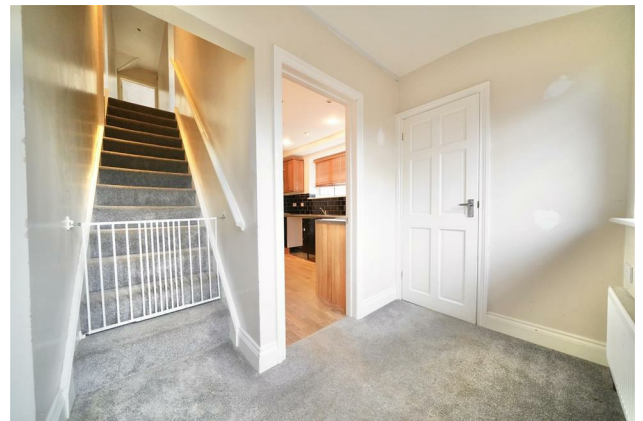
Rising to the first floor there are two double bedrooms and the family bathroom. Bedroom one is a generous size and has ample space for furniture and features a built-in wardrobe. Bedroom two, another double also benefits a built-in storage space. The family bathroom completes the home, comprising a bath with a shower over, wash basin and W/C.

The rear garden offers a perfect blank canvas, starting with a low-maintenance paved area merging to a lawn & decked platform at the top of the garden.

A side gate leads to an allocated parking space.

Room Dimensions

- Lounge/Diner 15'8" x 12'6" (4.80m x 3.83m)
- Kitchen 11'0" x 7'8" x 11'8" x 2'8" (3.37m x 2.36m x 3.57m x 0.83m)
- Bedroom One 12'10" incl wardrobe x 7'8" (3.92m incl wardrobe x 2.36m)
- Bedroom Two 7'11" x 7'10" (2.42m x 2.39m)
- Bathroom 11'0" max x 6'3" max (3.37m max x 1.91m max)
- Cloakroom 4'6" x 2'4" (1.39m x 0.72m)



I DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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.