



Instinct Guides You



## Love Lane, Weymouth Offers In Excess Of £200,000

- Moments From Harbour
- No Onward Chain
- Extended Accommodation
- Westerly Garden
- Partially Modernised
- Two Reception Rooms
- Three Bedrooms
- Kitchen/Breakfast Room
- Solar Panels
- Semi Detached



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





A three bedroom semi detached house situated in an exclusive nook moments from the harbour side, being sold with no onward chain. The property has undergone partial updating; benefiting a new bathroom and extension to the kitchen creating spacious and contemporary accommodation with scope to complete. The property also enjoys solar panels.

Stepping inside, the hallway grants access to the lounge, dining room, kitchen/breakfast room and bathroom. The lounge is positioned to the front of the property being a generous sized room with bay windows accentuating light and character. The dining room adjoins the kitchen space with ample modern units enhancing playful blends of traditional proportions and contemporary style, flowing seamlessly together to create a hub of the home. A bathroom occupies the remainder of the ground floor accommodation, doubling up as downstairs W/C with basin and bath to complete.

Upstairs are three excellently proportioned bedrooms. Bedroom One spans the width of the home, enjoying superb proportions - amplified by a bay window. Bedrooms Two and Three are also generously size with both suited to a double bed with room for storage. In addition there is a boarded loft space with pull down ladder.

The rear garden's westerly aspect allows for evening sun in abundance.

The property is nestled within a pleasant nook of Weymouth's vibrant harbourside, captivating a relaxed lifestyle with a wealth of nearby cafe's, restaurants and pubs amongst the illustrious marina and town centre to be enjoyed within walking distance.



Room Dimensions

Lounge 11'3" x 9'8" + bay (3.44 x 2.95 + bay)

Dining Room 9'7" x 9'3" (2.93 x 2.82)

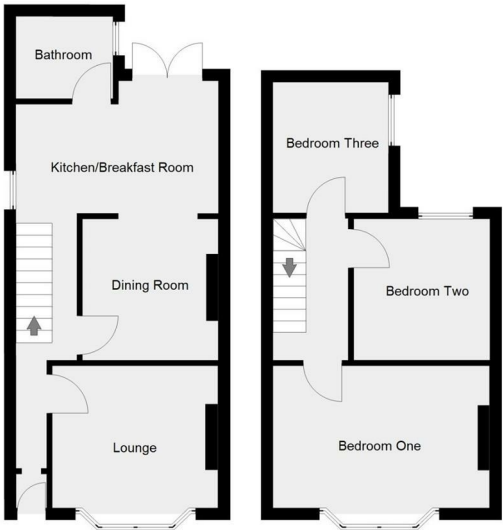
Kitchen/Breakfast Room 14'4" x 9'0" (4.39 x 2.75)

Bathroom

Bedroom One 14'9" x 9'8" + bay (4.50 x 2.95 + bay)

Bedroom Two 9'7" x 9'3" (2.93 x 2.83)

Bedroom Three 8'10" x 7'10" (2.71 x 2.4 )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.