



Instinct Guides You



## Portwey Close, Weymouth Offers In Excess Of £425,000

- No Onward Chain
- Four Bedrooms
- Garage & Driveway
- Southerly Garden
- Popular Cul-De-Sac
- Versatile Layout
- Conservatory
- Moments From Town & Harbour



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We are delighted to present this versatile four-bedroom, detached chalet bungalow in the quiet cul-de-sac of Portwey Close, Rodwell. With a southerly-facing rear garden, off-road parking, a garage, and a conservatory, this home offers both comfort and convenience. The property is sold with no onward chain and is just minutes from the picturesque harbourside, a short walk to Weymouth town centre, and the award-winning beach, where you can enjoy coastal living and a wide range of local amenities.

Upon entering, a welcoming porch leads to a spacious hallway with useful storage cupboards. The hallway provides access to the lounge, kitchen, bedrooms one and two, and the modern bathroom. The lounge is a bright and airy space, filled with natural light from its sunny aspect, with ample room for a variety of furniture. The large full-height window and patio doors open directly onto the garden, offering a seamless connection to the outdoors.

Bedroom one is a spacious double room with ample space for storage, while bedroom two is slightly smaller adding to the flexibility of use.. The kitchen is equipped with a range of eye-level and base units, ample work surface, and plumbing for a washing machine. This leads into the conservatory, which also serves as a utility area with access to the garden. The bathroom is modern and includes a vanity unit, a bath with shower over, and WC.

Upstairs, there are two further double bedrooms, offering great flexibility. One of the bedrooms has a glimpse of Weymouth Bay, and both share a shower room.

Externally, the property sits on a superb southerly-facing plot, offering both privacy and seclusion. The large patio area is perfect for alfresco dining and relaxation, with a delightful wooden summer house providing additional outdoor space. To the front, you'll find a garage and a block-paved driveway, providing plenty of off-road parking

This home offers a fantastic opportunity to enjoy a seaside lifestyle in a peaceful location.

## Room Dimensions

Lounge 20'2" x 11'5" (6.16 x 3.5 )

Kitchen 12'4" x 7'10" (3.76 x 2.41)

Conservatory 15'6" x 6'2" (4.74 x 1.9)

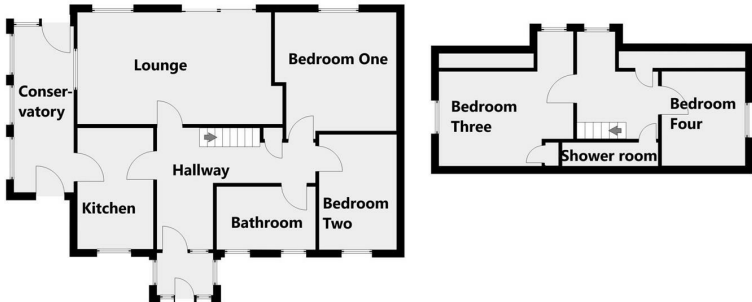
Bedroom One 14'0" x 12'7" (4.28 x 3.86)

Bedroom Two 9'6" x 8'7" (2.91 x 2.62)

Bedroom Three 14'3" x 9'10" (4.36 x 3.0)

Bedroom Four 9'10" x 8'8" (3.0 x 2.65)

Garage 15'3" x 8'6" (4.67 x 2.6)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(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.