

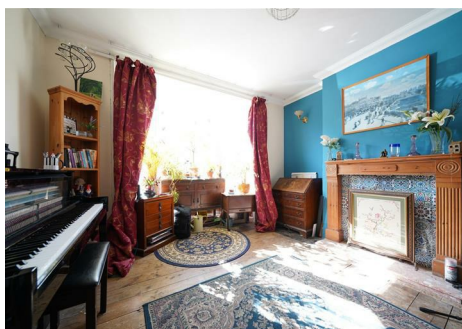


Instinct Guides You



Cromwell Road, Weymouth £260,000

- Period Home
- Three Bedrooms
- Parking For Motorbike/Small Car
- Two Reception Rooms
- Large Kitchen/Diner
- Extended Accommodation



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This three-bedroom period home being sold with no onward chain boasts a spacious extended kitchen/diner, two generous reception rooms, off-road parking for a motorbike/small car, and a range of character features, including an attractive open fireplace. Situated on Cromwell Road, the property enjoys a convenient location close to local amenities, schools, and bus routes—ideal for families or buyers seeking a well-proportioned home within easy reach of Weymouth town centre.

Upon entering, the front lounge offers a bright yet cosy space, currently used as a music room, with open-plan access into the dining area. Adjacent, the second reception room provides a versatile space—ideal as a formal dining room, snug, or home office—and features a charming open fireplace that adds warmth and character.

The real heart of the home is the extended kitchen/diner, perfect for both everyday living and entertaining. Fitted with a range of eye-level and base units, there's space for appliances and plenty of room for a family dining table. Rear-aspect windows and patio doors allow natural light to flood the space while offering a seamless connection to the garden. Finishing the downstairs is a useful cloakroom located under the stairs.

Upstairs, three well-proportioned bedrooms are all thoughtfully presented, with a combination of fitted storage and space for additional furniture. The family bathroom is finished in a modern white suite, complete with vanity unit, bath with shower over, and WC.

Outside, the front of the property offers practical parking for a small car or motorbike. To the rear, the garden offers a private and manageable outdoor space—ideal for relaxing or entertaining—with scope for further landscaping if desired.

A fantastic opportunity to secure a characterful and spacious family home with modern comforts, in a sought-after and accessible location



Room Dimensions

Lounge 11'10" max x 11'5" (3.61 max x 3.50)

Sitting Room 11'10" x 9'4" max (3.63 x 2.86 max)

Kitchen/Diner 19'4" max x 11'9" max (5.90 max x 3.60 max)

Bedroom One 14'3" x 12'5" (4.35 x 3.80)

Bedroom Two 11'10" x 9'3" (3.61 x 2.84)

Bedroom Three 9'11" x 8'0" (3.04 x 2.45)

Bathroom 8'0" x 4'9" (2.45 x 1.47)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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.