



Instinct Guides You



## Ringstead Crescent, Weymouth £525,000

- Generous Westerly Garden
- Three Double Bedrooms
- Basement, Garage and Extensive Parking
- Westerly Balcony Off Lounge
- Moments From Bowleaze Cove
- Versatile Detached Residence
- Separate Dining Room, Office and Cloakroom
- Nearby Amenities and Bus Routes



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A spacious three bedroom detached house with a large garden, garage and driveway situated in the popular location of Ringstead Crescent, a short walk from both Bowleaze Cove and Overcombe beach. This versatile property stands on a generous plot and includes a basement.

At the front of the house is a lawn and well stocked garden, the garage and driveway with plenty of space for parking. Access to the house is at the side through the glazed porch which leads into the hallway off which is the office with dual aspect windows, the cloakroom and under stairs cupboard.

Leading from the hallway is a spacious sitting room with patio doors to the balcony which faces the westerly facing back garden. The sitting room flows through to the dining room and then through to the kitchen, both of these rooms are at the front of the house. The external kitchen door is at the side of the house.

Upstairs are three double bedrooms and the family bathroom. Bedroom one looks out over the back garden and countryside views, it has a roof space cupboard for storage. Bedroom two is at the front of the house also with roof space storage and Bedroom 3 has dual aspect windows and a built in cupboard.

Externally the drive leads down to the garage with an up and over door. The good sized basement is accessed from the large well stocked back garden.

Overcombe is one of Weymouth's most admired and convenient locations with a good bus service to the town centre.

## Room Dimensions

Sitting Room 15'3" x 11'10" (4.65 x 3.63)

Dining Room 9'10" x 9'10" (3.02 x 3.02)

Office 8'2" x 8'2" (2.49 x 2.49)

Kitchen 13'1" x 9'10" (3.99 x 3.0)

Bedroom One 13'10" x 11'10" (4.24 x 3.63)

Bedroom Two 13'10" x 9'10" (4.24 x 3.02)

Bedroom Three 14'7" x 7'3" (4.47 x 2.21)

Basement 15'3" x 12'0" (4.67 x 3.68)

Garage 16'4" x 8'5" (5.0 x 2.59)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>	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.