



Instinct Guides You



Ringstead Crescent, Weymouth Offers In Excess Of £500,000

- 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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.