



Instinct Guides You



Hereford Road, Weymouth £1,275 PCM

- Refurbished Property
- Extended Kitchen/Diner
- Well Presented Throughout
- Close To Amenities
- EPC - C
- Boarded Loft Space With Velux
- Three Bedrooms
- Views Of Surrounding Hills
- Rear Access
- Council Tax - B



Submit Your Application Today...

Head to www.wilsontominey.co.uk
to complete our application form

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey
Estate Agency & Conveyance



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.

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An NEWLY REFURBISHED extended THREE BEDROOM home featuring a spacious kitchen/diner with views of the surrounding hills in the distance. Located within two miles of Weymouth town centre, the property is conveniently close to various amenities and a bus route.

Upon entering, a practical porch leads to the hallway and the staircase to the first floor. The lounge is spacious, centred around a chimney breast feature, and offers plenty of room for furniture.

The heart of the home is the extended kitchen/diner positioned to the rear, providing a versatile space for dining or entertaining, with doors opening to the garden. The kitchen is equipped with a range of eye and base level units and has space for appliances.

Upstairs, there are three bedrooms and a bathroom. The two main bedrooms are doubles, with the rear one enjoying some views of the surrounding countryside, both benefiting ample space for furniture. The third bedroom has a bed built above the stairwell to maximise floor space and useability of the room. Completing the accommodation is the family bathroom with wash hand basin, bath with shower over and w/c all complemented with a tiled surround. The loft space is also boarded and comprises of Velux windows and electric.

Externally, the property boasts low maintenance front and rear gardens, with the latter enclosed by fencing, and featuring gated access to a communal parking area.

Please submit an application form via our website.

EPC - C
Council Tax - B

Room Dimensions

Lounge 13'9" x 11'1" (4.2 x 3.38)

Kitchen/Diner 14'1" x 6'6" + 8'3" x 6'1" (4.31 x 2.0 + 2.52 x 1.87)

Bedroom One 10'1" x 7'8" (3.09 x 2.36)

Bedroom Two 10'9" x 8'2" (3.29 x 2.5)

Bedroom Three 7'1" max x 6'0" (2.18 max x 1.83)



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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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.