



Instinct Guides You



## Lyndhurst Road, Weymouth £395,000

- Four Double Bedrooms
- Two Fitted Kitchens
- Multiple Reception Rooms
- Large Rear Garden
- Decked Outdoor Space
- Ground Floor W.C.
- Feature Fireplaces
- Ground Floor Shower
- No Onward Chain
- Close to Seafront



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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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





Set in a prime location opposite RADIPOLE PARK and close walk to Weymouth town and seafront, this expansive FOUR-BEDROOM period home offers versatile living across THREE FLOORS. With TWO KITCHENS (potential en-suite), MULTIPLE RECEPTION ROOMS and a LARGE GARDEN. The property combines original charm with ample space for family life.

A welcoming hallway that leads into the bright and airy living room, featuring a large bay window and original fireplace. Adjacent to this is the generously sized dining room, ideal for entertaining, with access through to a breakfast room and a separate W.C. Beyond lies the first of two kitchens, which includes a practical layout with additional access to a compact shower room.

Ascending the first staircase, the first floor reveals a second kitchen and two well-proportioned bedrooms. Bedroom One and Bedroom Two are both doubles, offering plenty of natural light and space for storage. A family bathroom, complete with bath and a separate shower.

The second floor features bedrooms three and four. The third bedroom, currently is a smaller double, is perfect for a home office or guest room. Bedroom four is a large double with dual-aspect windows.

Externally, the property boasts a large private garden with a decked area ideal for outdoor dining, surrounded by shrubbery and a gravelled path that leads to an enclosed garden area. This outside space is perfect for relaxing or entertaining in the warmer months.

This distinctive home offers a rare opportunity to acquire substantial and adaptable accommodation in a sought-after Weymouth location, just moments from the beach, shops and transport links.

## Room Dimensions

Living Room 14'9" x 13'10" (4.50 x 4.24)

Dinning Room 12'11" x 12'9" (3.94 x 3.89)

Breakfast Room 11'0" x 9'11" (3.36 x 3.03)

Kitchen One 11'10" x 9'9" (3.62 x 2.99)

Bathroom 12'6" x 9'11" (3.82 x 3.03)

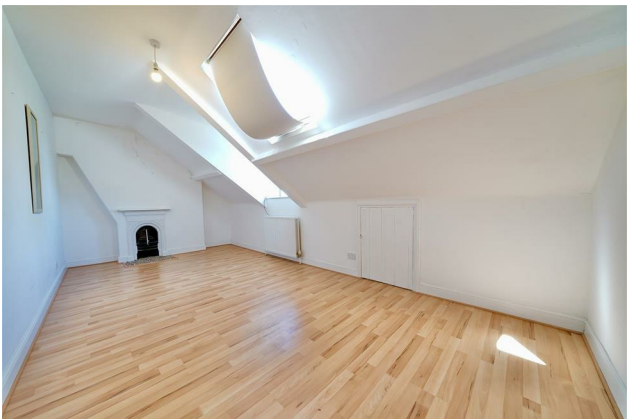
Bedroom One 13'11" x 11'1" (4.25 x 3.39)

Bedroom Two 12'10" x 11'8" (3.93 x 3.56)

Kitchen Two 9'4" x 6'11" (2.85 x 2.11)

Bedroom Three 12'9" x 8'3" (3.91 x 2.54)

Bedroom Four 19'1" x 9'6" (5.83 x 2.90)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<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.