



Instinct Guides You



## Symonds Close, Weymouth £425,000

- Quiet Cul-De-Sac Location
- Long Garage & Driveway
- Southerly Corner Garden
- Close To Lodmoor Country Park
- Conservatory Overlooking Garden
- Close To Nature Trails and Coastal Walks
- No Onward Chain
- Easy Commute To Dorchester



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Positioned in a quiet cul-de-sac within Lodmoor, this detached family home is being sold with no onward chain, offering four generously proportioned bedrooms, two reception rooms and a southerly corner garden. With a spacious driveway, long garage, modern kitchen, sun room and stylish bathroom, the property provides versatile living space throughout two well-designed floors. Situated in a superb location close to a wide range of local amenities—including schools, several supermarkets, the local country park, and easy access through to the beach—this property boasts a practical and spacious layout, ideal for comfortable family living

On approach, the driveway provides off-road parking and allows access to the garage with electric door. The main entrance opens into a hallway, providing access to the principal living areas. To the right, the living room stretches the depth of the house and enjoys dual-aspect light, with French doors leading into the sun room, which overlooks the garden. Adjacent to the living room is a dining room, offering a additional reception space also ideal for use as a home office, playroom or reading room.

The kitchen is fitted with sleek modern cabinetry, some integrated appliances, and a large window, making the area a bright and airy feel. A connecting door leads out to the side access and garage. The ground floor also includes a cloakroom and an understairs storage cupboard.

The staircase rises to a bright landing leading to four bedrooms and a family bathroom. The main bedroom overlooks the rear garden and benefits from built-in wardrobes. The remaining three bedrooms are well-sized, all offering flexibility for family use, guest rooms, or workspace. The bathroom has been tastefully finished with stylish tiling, a walk-in shower, a wash basin, and a WC.

The southerly corner garden enjoys a good level of privacy, bordered with mature planting and lawn, offering space for outdoor seating and entertaining.

## Room Dimensions

**Kitchen** 10'4" x 9'0" (3.15 x 2.75)

**Living Room** 21'2" x 11'6" (6.47 x 3.53)

**Dining Room** 10'4" x 9'0" (3.15m x 2.74m)

**Conservatory** 11'11" x 7'2" (3.64 x 2.19)

**W/C** 6'1" x 2'9" (1.87 x 0.86)

**Bedroom One** 11'9" x 11'7" (3.59 x 3.54)

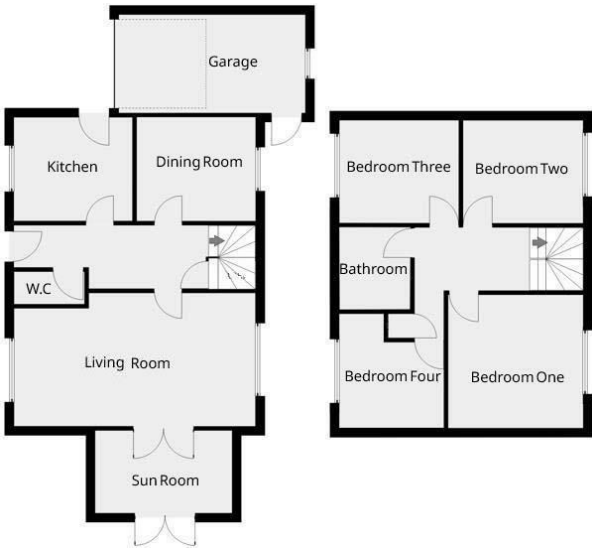
**Bedroom Two** 10'5" x 9'0" (3.19 x 2.76)

**Bedroom Three** 10'4" x 9'0" (3.17 x 2.75)

**Bedroom Four** 10'8" x 9'1" (3.27 x 2.78)

**Bathroom** 7'1" x 6'1" (2.18 x 1.87)

**Garage** 16'3" x 8'6" (4.96 x 2.61)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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.