



Instinct Guides You



Bowleaze Coveway, Weymouth £700,000

- Unique Refurbishment Opportunity
- Beautiful Sea/Nature Reserve Views
- 7 Bedrooms - 7 Bathrooms
- Private Residence Set Back From Road
- Potential Development Subject To Planning/Permissions
- Four Receptions Rooms
- Versatile Accommodation Annex Potential
- Loft Space Divided Into Three Boarded & Insulated
- Bowleaze Coveway, Close To Beach & Jurassic Coastline
- Permission is there To Extended Dining Room



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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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Wilson Tominey are delighted to offer a unique opportunity for refurbishment or development in the prestigious location of Bowleaze Coveway, Weymouth. This substantial accommodation is being sold with no onward chain comprising 7 bedrooms & bathrooms, four reception rooms & two cloakrooms set amongst large grounds with BEAUTIFUL VIEWS OF THE SEA AND NATURE RESERVE.

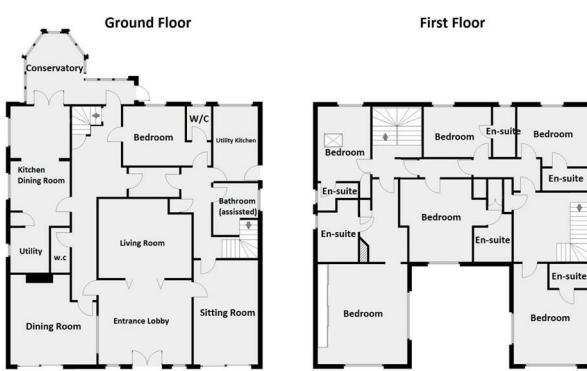
The property has a large secluded frontage with a driveway leading from the main road to a parking area suitable for several vehicles. The front elevation has attractive symmetry however, it does not show off the scale and depth of the property.

Inside the home has a wonderful flow as rooms revolve around a central living room. The ground floor comprises four reception rooms; entrance lobby, dining room, sitting room & lounge offering ample space to entertain & excellent for family living.

The kitchen is substantial & incorporates a dining area. A ground-floor bedroom that can act as an annexe inside the home to a second utility kitchen & bathroom offering further longevity.

Two staircases serve the large home, the rear staircase is wonderfully bright thanks to two skylights which offer convenience to the first floor from any part of the home.

Rising to the first floor the theme of generous proportions continues with six bedrooms all benefitting en-suites.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SORRY FOR ANY INACCURACY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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.