



Instinct Guides You



Broadway Close, Weymouth Offers In Excess Of £250,000

- Well Presented
- Westerly Garden
- Large Kitchen/Diner
- Three Bedrooms
- Cul-De-Sac
- Good Transport Links
- Close To Amenities
- Cloakroom



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Situated in a peaceful cul-de-sac within Broadway, this modern three-bedroom family home boasts a stylish interior, a low-maintenance westerly facing rear garden and close to a communal parking bay for added convenience. Located in a popular residential area, the property offers convenient access to Weymouth town centre, well-regarded local schools and nearby transport links, making it ideal for families and commuters alike.

Upon entering, the hallway provides access to a bright and spacious lounge positioned at the front of the property, complete with a large window allowing plenty of natural light. To the rear sits a contemporary kitchen/diner with sleek cabinetry, space for appliances and ample room for a dining table. Access from the hall leads onto a private garden with paved seating areas and fenced boundaries, creating a perfect space for outdoor entertaining or relaxation. A modern downstairs W/C completes the ground floor along with a utility/storage cupboard.

Upstairs, the landing leads to three bedrooms. Bedroom one is a generous double overlooking the rear garden and includes space for wardrobes and additional furniture. Bedroom two, also a double, room is positioned at the front with useful fitted storage. Bedroom three is a comfortable single and ideal for a child's room or home office. The family bathroom is finished to a high standard, featuring a bath, fitted shower cubicle, stylish tiling and contemporary fittings.

Externally, the front of the home offers an attractive frontage with communal parking bay adding to the convenience. The rear garden has been landscaped for easy maintenance and provides a safe and enclosed environment for children or pets.

This well-presented home is ready to move into and offers an ideal blend of modern convenience and a sought-after location, close to good transport links.

Room Dimensions

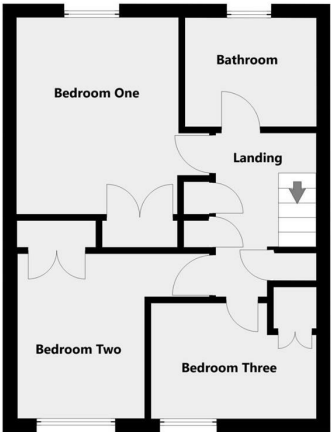
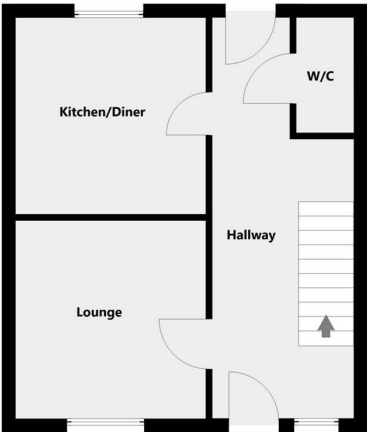
Lounge 11'8" x 11'3" (3.57 x 3.43)

Kitchen/Diner 11'7" x 11'5" (3.54 x 3.48)

Bedroom One 9'10",173'10" x 9'7" (3,53 x 2.93)

Bedroom Two 9'8" x 7'6" (2.97 x 2.29)

Bedroom Three 9'9" x 6'8" (2.98 x 2.05)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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		
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.