



Instinct Guides You



Rectory Way, Weymouth £500,000

- Southerly Facing Garden
- Close To Local Schools
- Large Receptions Rooms
- Workshop
- Cul-De-Sac Location
- Short Distance To Harbour
- Nearby Local Ammenities
- Bus Stops Within Walking Distance
- Conservatory



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



With a south-facing garden, this extended detached family home provides four well-proportioned bedrooms, multiple reception rooms, a modern kitchen, and a spacious utility room. Arranged across two floors, the property also includes a light-filled conservatory, ample driveway parking, and a garage/workshop.

The property is approached via a neat lawned front garden with a large driveway leading to the main entrance. On entering, a spacious hallway provides access to a light-filled living room overlooking the front of the home. Double doors connect to the dining room, which opens through a sliding patio door, into the conservatory. This glass-fronted sunroom with Bi-fold doors to garden, enjoys views across the rear garden and allows natural light to flood the ground-floor living spaces. The garden itself is attractively landscaped, south-facing, and ideal for entertaining or relaxing.

The kitchen is fitted with modern cabinetry, integrated appliances, space for a dishwasher, and quartz worktops with glass splashbacks, with a picture window framing views of the rear garden. The door behind connects back to the main hall, allowing access to a practical utility room housing further appliances and offering access to the exterior. A separate ground-floor cloakroom is also located just off this central hallway for convenience.

Upstairs, the layout comprises four bedrooms. Bedroom one faces the front, while bedroom two and bedroom three are situated at the rear, each with ample space for furnishings. Bedroom four is positioned at the front and is very spacious. A modern family bathroom features a white suite with stylish tiling, while an additional shower room provides further practicality for busy households.

The garden is well-maintained, with a combination of patio and gravelled seating areas framed by mature planting. This home offers a perfect balance of internal space and outdoor living within easy reach of local amenities, schools, and the Dorset coast.



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		
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.