



Instinct Guides You



Melbury Road, Weymouth Offers In Excess Of £185,000

- In Need Of Modernisation
- Offered With No Onward Chain
- Three Bedrooms
- Attractive Rear Garden
- Open Plan Living / Dining Room
- Ground Floor Shower Room & W.C
- Close To Town Centre & Harbour
- Amenities & Transport Links Nearby



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Offered with no onward chain, this three-bedroom property presents an exceptional opportunity for modernization. Boasting a mature rear garden and open-plan living space, it is ideally located close to the town centre, the Rodwell Trail, and various local amenities.

As you step inside, a small vestibule leads to the main hallway. The heart of the home is the open-plan living and dining room, where dual-aspect windows, including a striking bay window, flood the space with natural light. This generously sized room offers ample space for furnishings, making it perfect for family living and entertaining.

The hallway also provides access to the kitchen and shower room at the rear. While the kitchen requires modernization, it offers a blank canvas for creating your dream space. Completing the ground floor, the modern shower room features a contemporary shower cubicle with stylish boarding and a separate WC. A lean-to at the rear offers sheltered access to the charming garden. Adorned with a variety of shrubs and flowers, the garden is a lush, diverse haven for outdoor enjoyment.

Upstairs, the first floor hosts three bedrooms. The principal bedroom, a spacious double, enjoys the added charm of a bay window, while the adjacent second bedroom is also a comfortable double. The third bedroom, a well-proportioned single, provides versatility for use as a guest room, home office, or nursery

Room Dimensions

Living Room 11'8" max x 9'11" + bay (3.58 max x 3.03 + bay)

Dining Room 9'9" max x 9'8" (2.98 max x 2.96)

Kitchen 9'6" x 7'3" (2.91 x 2.21)

Bedroom One 15'3" max x 10'0" + bay (4.66 max x 3.05 + bay)

Bedroom Two 9'10" max x 9'8" (3.00 max x 2.97)

Bedroom Three 9'8" x 7'3" (2.97 x 2.21)

Shower Room 5'1" x 4'11" (1.56 x 1.50)

W.C 4'11" x 2'9" (1.50 x 0.86)



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		
	59	79

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.