



Instinct Guides You



Overlands Road, Weymouth Offers In Excess Of £240,000

- Beautiful Far Reaching Views
- Modern Kitchen With Garden Views
- Two Double Bedrooms
- Commanding Elevated Views
- Attractive Rear Garden With Cabin
- Close To Stunning Coastal Walks



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Enjoying far-reaching coastal vistas from both the property and garden, this beautifully positioned two-bedroom home is a true gem, nestled on the border of Wyke Regis and Lanehouse. With a modern kitchen, two double bedrooms, and a low-maintenance rear garden backing onto open fields, it offers a rare blend of tranquillity and convenience.

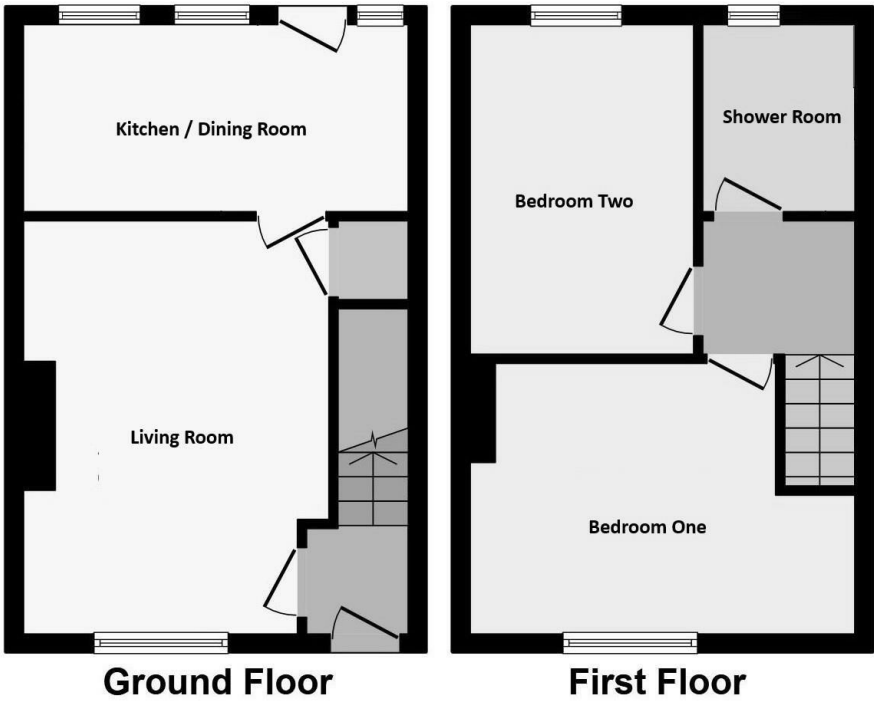
Inside, the heart of the home is a spacious living room occupying the front of the property — generously sized to accommodate a range of furnishings. Thanks to its southerly aspect, the room is bathed in natural light and flows seamlessly into the kitchen at the rear.

The kitchen features sleek, contemporary units and enjoys dual windows overlooking the garden and open countryside beyond. There's space for a small dining table, creating a versatile area for everyday meals or relaxed entertaining.

Upstairs, you'll find two double bedrooms and the family shower room. The principal bedroom spans the width of the property and enjoys stunning views towards the Isle of Portland. The second bedroom, also a comfortable double, offers a different coastal outlook — both rooms providing captivating scenery that changes with the light. The stylish shower room completes the accommodation with a crisp, modern finish.

Outside, the garden is a standout feature. It begins with a paved area ideal for entertaining, then steps down to a lawn that stretches to a low fence and open fields beyond. A charming cabin adds versatility — perfect as a playroom, home office, or garden retreat, all designed to make the most of the breathtaking views

- Kitchen / Diner 14'8" x 7'4" (4.48 x 2.25)
- Living Room 14'2" x 11'6" max (4.33 x 3.51 max)
- Bedroom One 14'8" max x 10'5" (4.48 max x 3.19)
- Bedroom Two 11'3" x 8'8" (3.43 x 2.65)
- Shower Room 7'2" x 5'8" (2.20 x 1.74)



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