



Instinct Guides You



Orchard Way, Weymouth £380,000

- Three Double Bedrooms
- Southerly Garden
- Two Carports & Parking For Caravan
- Large Kitchen/Diner
- Ensuite
- Remaining NHBC Guarantee
- Beautifully Presented
- Cul-De-Sac Location



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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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Positioned within a modern residential development in Weymouth, this attractive detached home offers well-proportioned living space, THREE DOUBLE BEDROOMS, a SOUTHERLY REAR GARDEN, ENUISTE and excellent parking options including a DOUBLE CARPORT and ADDITIONAL PARKING SPACE suitable for a caravan. The location provides good access to local amenities, schools and transport links, making it a practical setting for family living.

The ground floor is arranged to maximise light and flow. From the entrance hall, access leads to a cloakroom with WC before continuing into a bright living room and storage cupboard utilized as a utility area. French doors at the rear open directly onto the garden, creating a natural connection between indoor and outdoor space. To the other side of the hall, a modern kitchen and dining area is fitted with a range of units and integrated appliances, complemented by space for a family table. A door from the kitchen opens onto the rear garden patio.

Upstairs, the landing leads to three double bedrooms. The principal bedroom benefits from an en-suite shower room with WC and wash hand basin. Two further bedrooms are served by a family bathroom fitted with a bath, overhead shower, WC and wash basin.

Externally, the property features a private southerly facing garden designed with a mix of lawn and patio, ideal for outdoor dining and relaxation. To the rear, a double carport provides covered parking, one with a remote garage door with additional driveway space suitable for larger vehicles including a caravan.

This home presents an excellent opportunity to acquire a modern detached property with generous outside space and versatile parking, situated in a desirable Weymouth location



Room Dimensions

Lounge/Diner 19'10" x 10'11" (6.06 x 3.35)

Kitchen/Diner 19'9" + recess x 10'2" (6.04 + recess x 3.11)

Bedroom One 14'4" max x 11'5" + door recess (4.37 max x 3.5 + door recess)

Ensuite

Bedroom Two 11'2" x 9'8" (3.42 x 2.95)

Bedroom Three 11'1" x 9'10" (3.4 x 3.02)

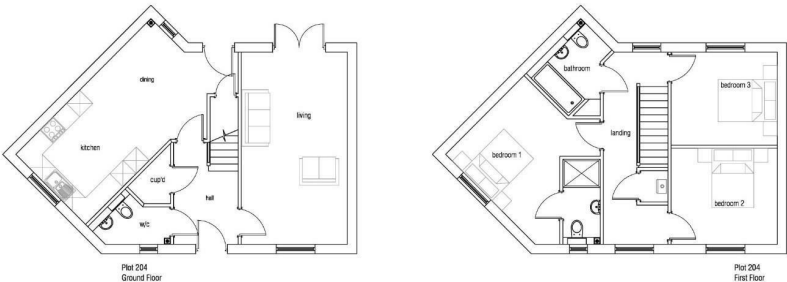
Bathroom

Agents Note

The vendor informs us the property pays an estate charge of approximately £295pa for the maintenance and upkeep of green spaces on the Curtis Fields development.



We recommend these details are checked by a solicitor before incurring costs.



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		93	(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			England & Wales		
EU Directive 2002/91/EC			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.