



Instinct Guides You



Sprague Close, Weymouth Guide Price £385,000

- No Onward Chain
- Beautifully Presented Throughout
- Mature Garden
- Off Road Parking
- Family Bathroom & En-suite
- Upwey, Weymouth
- Range Of Amenities Nearby Inc Bus Route
- Close Proximity To Country Walks



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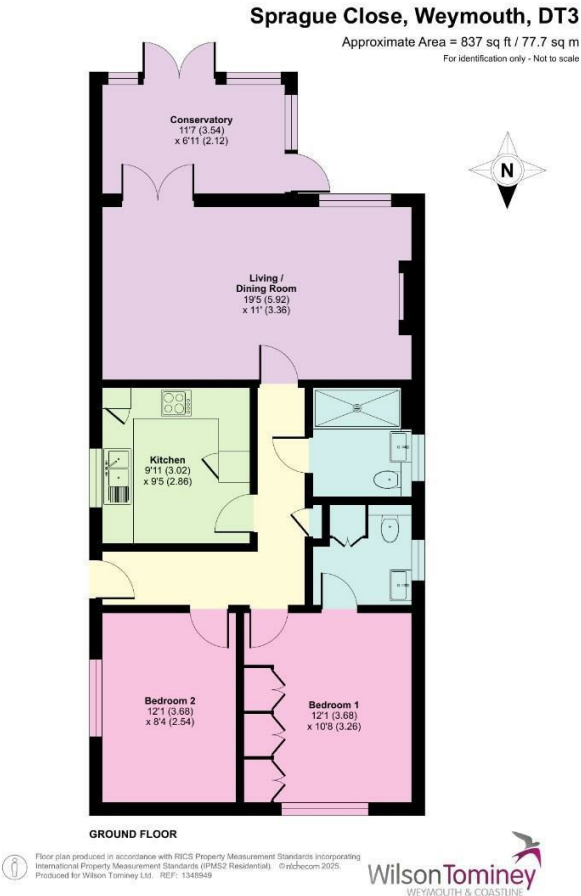
Wilson Tominey are delighted to present this beautifully maintained two-bedroom bungalow, offering stylish and comfortable living in a cul-de-sac setting. Offered With No Onward Chain.

This charming home boasts undeniable kerb appeal, with attractive brick elevations and a walled garden that frames the property beautifully. Inside, the heart of the home is the spacious living and dining area—an inviting, light-filled space with double doors opening to a sunny conservatory.

This additional room enjoys pleasant garden views and enhances the overall footprint of the property. The kitchen is finished to a contemporary standard, featuring sleek cabinetry complemented by decorative tiling. Integrated appliances include an oven, hob, dishwasher, and fridge freezer, making it both functional and visually appealing.

Both bedrooms are generous doubles, with the principal bedroom benefitting from a modern en-suite, the shower has been removed to better suit the owners storage needs however all the required plumbing is still present. The family bathroom completes the accommodation, comprising a large step-in shower cubicle, vanity unit with basin, and WC.

A standout feature is the wraparound garden, enjoying a sunny westerly aspect and thoughtfully planted with a variety of shrubs and flowering plants. It offers a tranquil green outlook and a delightful space for outdoor relaxation.



| 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.