



Instinct Guides You



Argyle Road, Weymouth Offers In Excess Of £235,000

- No Onward Chain
- Large Open Plan Lounge / Diner
- Mature Westerly Garden
- Two Double Bedrooms
- Off Road Parking
- Large Bathroom Bath & Shower Cubicle
- Amenities & Transport Links Nearby
- Short Walk To Lodmoor Country Park



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Nestled in the established and desirable area of Lodmoor, this delightful two double bedroom property boasts a generous westerly-facing garden, large open plan lounge / diner and off road parking. The property has excellent access to transport links, Weymouth town centre, and the nature reserve.

Step inside via the welcoming hallway and discover a spacious open-plan lounge/diner, beautifully connected by a walled archway that creates a natural flow — ideal for entertaining or relaxed family living. A large bay window floods the space with natural light, while a feature stone fireplace adds character and charm to this inviting room.

Through a second arched doorway lies the well-appointed kitchen, complete with ample worktop space, generous storage, a built-in oven, and room for appliances. From here, you can access the rear garden, making outdoor dining and summer entertaining a breeze.

Upstairs, the property offers two comfortable double bedrooms and a modern, generously sized bathroom. The principal bedroom is a generous double room and provides ample space for a rang of furnishings. In addition bedroom two is a further double room with views into the rear garden.

The bathroom features a contemporary suite with both a bath and a separate shower cubicle and large storage cupboard.

Outside, the impressive rear garden is arranged over two levels. Adjoining the house is an elevated patio large enough for a table and chairs offering a perfect space to entertain and enjoy the sunny aspect, steps lead to a second tier with green house and BBQ area. The remaining garden hosts a wide range of plants and shrubs with a summer house and workshop at the rear. Parking for one car is found behind.

Living Room 12'0" x 10'0" plus bay (3.66 x 3.05 plus bay)

Dining Room 10'0" x 9'10" (3.07 x 3.02)

Kitchen 11'6" x 8'0" (3.51 x 2.46)

Bedroom One 12'9" x 10'0" (3.91 x 3.05)

Bedroom Two 10'0" x 10'0" (3.07 x 3.05)



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.