



Instinct Guides You



Sea Clover Lane, Weymouth £280,000

- 55% Ownership
- Edging Coastline
- Allocated Parking
- Semi-Detached
- Modern Development
- Amenities Nearby



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Situated in the highly sought-after area of Wyke Regis, this modern and stylish two-bedroom semi-detached home. The property offers a private driveway, generous rear garden and a prime coastal setting.

Tucked away on Sea Clover Lane the property enjoys a peaceful position backing onto open countryside, with green spaces and coastal walks right on your doorstep. Residents can take in stunning sea views and enjoy the best of outdoor living in this idyllic location.

The home opens into a bright and welcoming hallway, complete with a convenient built-in storage cupboard. A downstairs cloakroom adds practicality for everyday living.

The modern kitchen is fitted with a range of units, providing ample worktop space and room for freestanding appliances. The spacious lounge/diner benefits from a dual aspect, filling the room with natural light with access to the rear garden.

Upstairs, you'll find two generously sized bedrooms, both offering plenty of space for furniture and storage. The family bathroom appointed with a bath and shower over, wash hand basin and toilet.

Externally, the property boasts a surprisingly spacious rear garden with a lawn and patio area. A driveway to the side of the property provides off-road parking.

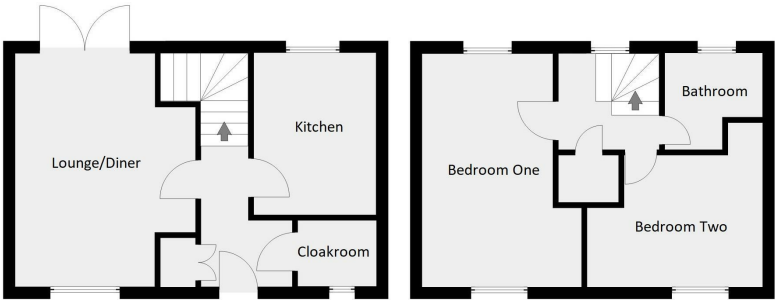
Room Dimensions

Lounge/Diner 16'0" x 10'11" max (4.88 x 3.33 max)

Kitchen 11'8" x 7'1" (3.58 x 2.18)

Bedroom One 16'0" x 10'11" max (4.88 x 3.33 max)

Bedroom Two 12'0" x 9'3" max (3.66 x 2.82 max)



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		96	(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.