



Instinct Guides You



## Southdown Road, Weymouth Offers In Excess Of £300,000

- Well Presented Throughout
- Attractive Corner Plot Bungalow
- Family Bathroom & Cloakroom
- Garage & Driveway Parking
- South - Westerly Aspect Garden
- Close To Amenities & Bus Route



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



Offered with NO ONWARD CHAIN - A beautiful TWO BEDROOM bungalow with GARAGE and OFFROAD PARKING located in Rodwell within walking distance to Weymouth town centre and the Rodwell Trail. A large SOUTH WESTERLY REAR GARDEN.

Inside the bungalow has a pleasant hallway that leads round the living space. The heart of the home is the open plan living and dining room that offers ample space for a range of fittings and versatility in layout.

The kitchen offers ample fitted cabinetry with space for appliances a convenient cloakroom is found adjacent.

Both bedrooms occupy the other side of the home; Two doubles with room for a range of furnishings and Bedroom One further benefitting a bay window. The attractive family bathroom completes the internal accommodation with walk-in shower, toilet and basin.

The property benefits from an adjoining garage with an up-and-over door, offering excellent storage potential. Thanks to its pitched roof, the loft area above provides generous additional space.

Outside, the rear garden is an excellent size with lawned area for soaking up the sun via its south westerly aspect. Additional space for storage can be found with room for outside furniture allowing a stellar sun-trap.

### Room Dimensions

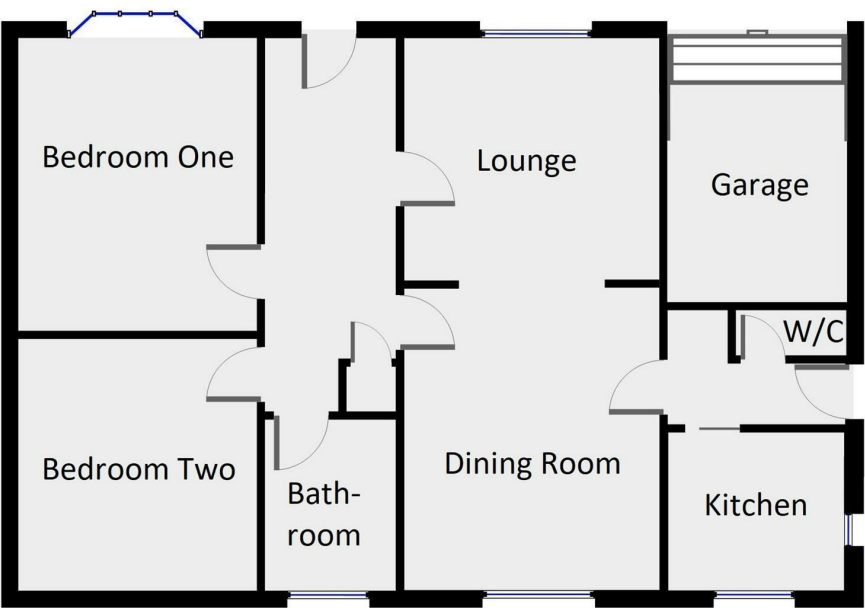
Living Dining Room 24'7" max x 12'2" max (7.50 max x 3.73 max)

Kitchen 8'5" x 7'10" (2.57 x 2.39)

Bedroom One 14'2" into bay x 11'5" (4.34 into bay x 3.49)

Bedroom Two 12'0" x 11'5" (3.68 x 3.49)

Garage 12'7" x 8'7" (3.86 x 2.63)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.