



Instinct Guides You



Highland Road, Weymouth £255,000

- No Onward Chain
- Versatile Study / Bedroom Three
- Open Plan Lounge/Diner
- Walking Distance To Town Centre
- Modern Kitchen With Garden Access
- Close To Amenities & Bus Routes
- Two Double Bedrooms
- Landscaped Garden With Pergola



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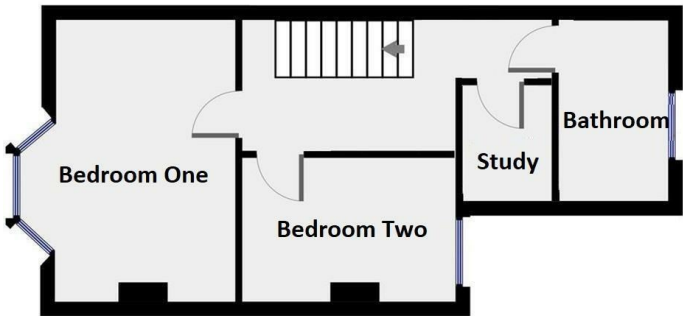
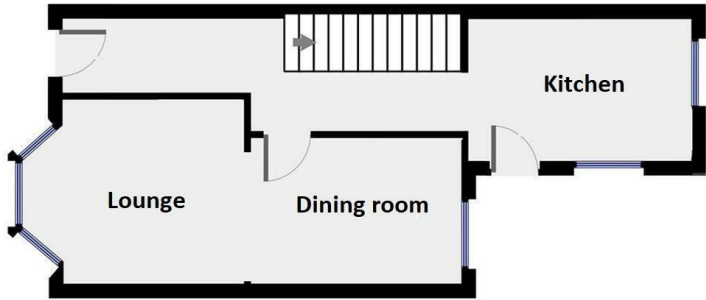
Offered with NO ONWARD CHAIN, this period TWO DOUBLE bedroom with STUDY terraced home offers generous sizes, a bright interior and an enclosed rear garden. The property retains character features including fireplaces and a bay fronted façade, combined with a modern kitchen and neutral décor throughout.

The entrance leads into a spacious lounge with a large bay window drawing in natural light and a feature fireplace, this flows through to the dining room which also has a fireplace and ample space for furniture. From here a door opens to the kitchen, fitted with contemporary units, integrated oven and hob, tiled flooring and views towards the garden.

Stairs rise to the first floor where two bedrooms, a study and bathroom are situated. Bedroom One is a generous double and benefits from a built in wardrobe and bay window. The second bedroom is another double. The study offers excellent versatility and would make a superb space to work from home or an ideal nursery. The bathroom completes the accommodation featuring walk in shower, wash basin and W/C set against decorative tiling.

Outside, the rear garden offers a mixture of covered decking and lawn with fenced boundaries and space for planting. The layout provides both a sheltered seating area and open garden space.

- Lounge 10'0" + bay x 10'4" max (3.07m + bay x 3.16m max)
- Dining Room 11'8" x 10'0" (3.56m x 3.07m)
- Kitchen 15'1"<12'6" x 8'2" max (4.60m<3.83m x 2.49m max)
- Bedroom One 13'9" max x 10'1" max + bay (4.21m max x 3.09m max + bay)
- Bedroom Two 11'9" max x 8'5" max (3.60m max x 2.57m max)
- Study 6'9" max x 5'3" max (2.06m max x 1.61m max)
- Bathroom 8'2" max x 5'6" max (2.50m max x 1.69m 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			(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	84	England & Wales	EU Directive 2002/91/EC	64

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.