



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



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



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, faux 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.

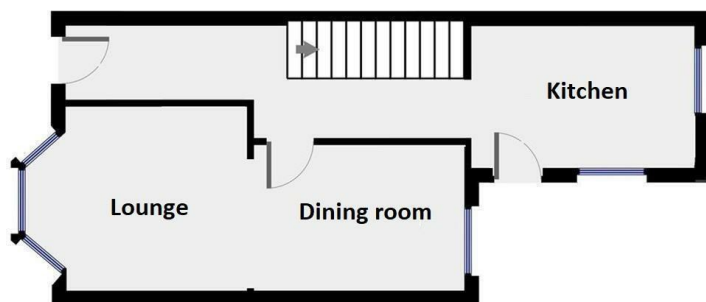
Outside, the rear garden offers a mixture of covered decking and lawn with fenced boundaries and space for planting. The layout provides both a sheltered seating area and open garden space.

Dining Room 11'8" x 10'0" (3.56m x 3.07m)


Bedroom One 13'9" max x 10'1" max + bay (4.21m max x 3.09m max + bay)

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		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			
			84
		64	

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			

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.