



Instinct Guides You



Reedling Close, Broadwey, Weymouth £170,000

- No Onward Chain
- Low Maintenance Rear Garden
- Close To Bus Route & Amenities
- One Bedroom Home
- Conservatory At Rear
- Broadwey, Weymouth



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Wilson Tominey are delighted to offer this one bedroom property with low maintenance WESTERLY ASPECT GARDEN & PARKING. Positioned close to attractive walks and local amenities the home offers modern open plan living and a convenient position.

The open-plan layout of the ground floor provides a bright inviting room with dual aspect windows that beautifully illuminate the space. With ample space for a range of furniture the living area of the room seamlessly blends the two areas.

The kitchen has a range of fitted cabinetry and ample worksurface with space for undercounter appliances and whitegoods. It offers an integrated oven and hob. A door leads into the conservatory at the rear further increasing the footprint of the home with double doors that lead to the garden.

Ascending to the first floor there is a double bedroom and family bathroom. The spacious double bedroom, features built-in storage and a front aspect window that floods the room with natural light. This room easily accommodates a range of bedroom furnishings. The bathroom comprises a bath with shower over, wash hand basin and W.C set against white tiling.

The private, enclosed garden has been finished with a low-maintenance approach in mind and enjoys a sunny westerly aspect.

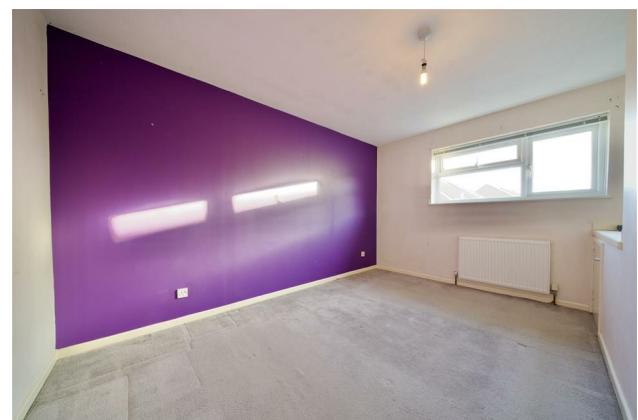
Additional benefits of this property include an allocated parking space.

Bathroom 9'8" x 4'8" (2.97 x 1.43)

Bedroom 12'11" max x 11'9" max (3.96 max x 3.60 max)

Kitchen / Living Space 22'2" x 11'8" (6.78 x 3.57)

Conservatory 9'4" x 6'1" (2.87 x 1.87)



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	