

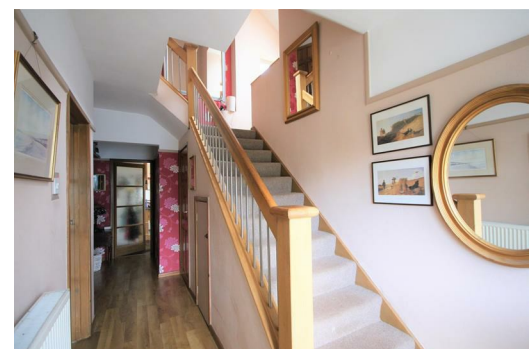


Instinct Guides You



## Dorchester Road, Weymouth, Dorset DT3 5BW Offers in excess of £375,000

- Four Bedrms
- Redlands
- Large Conservatory
- No Onward Chain
- Parking for Several Cars
- Westerly Garden
- Utility & Store Room
- Downstairs Cloakroom



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



An EXTENDED 4 BEDROOM detached family home with LARGE CONSERVATORY in REDLANDS with NO ONWARD CHAIN and WESTERLY ASPECT GARDEN.

The accommodation has a large welcoming entrance hallway with wood style flooring and an attractive feature with doors opening to to downstairs rooms. The dining room is a large room to the front of the house with high ceiling and beautiful bow window. Behind the dining room is the sitting room with archway through into a large conservatory opening onto the westerly garden. There is a downstairs cloakroom in the hallway.

There is a fitted kitchen with door into a utility room and a further storeroom beyond.

Upstairs the split level landing has built in storage cupboards and the bathroom to the right with the four bedrooms fanning out from the left.

The rear garden is a mature established westerly garden with areas of lawns, sun terrace and various trees and shrubs offering areas of shade and privacy.

There is a block paved driveway to the front of the house offering parking for several cars and a pretty lawned area with an abundance of plants and shrubs.

The area is convenient for both Weymouth and Dorchester with regular bus routes to both towns and Upwey train station is close by with direct links to London Waterloo. There are popular primary and secondary schools, supermarkets and amenities in the area with some fantastic walks to be enjoyed from the doorstep.

Dining Room 13'4 x 12'5 plus bay (4.06m x 3.78m plus bay)

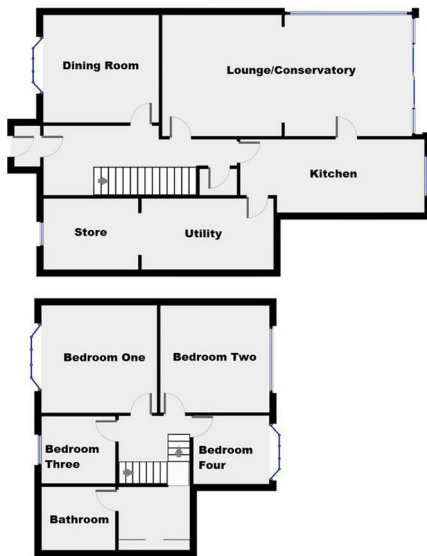
Lounge/Conservatory 28'6 x 14'0 reducing to 12'0 (8.53m/1.83m x 4.27m reducing to 3.66m)



Kitchen 21'3 x 8'5 max (6.48m x 2.57m max)

Bedroom One 13'4 x 12'5 plus bay (4.06m x 3.78m plus bay)





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>69</b>
<b>56</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>63</b>
<b>51</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	