



Instinct Guides You



Mandeville Close, Weymouth, Dorset DT4 9HP £295,000

- Sea Views
- Wyke Regis
- Cloakroom
- Shower Room
- Large Conservatory
- Four Bedrooms
- Garage & Driveway
- Cul-De-Sac
- Large Kitchen
- Spacious Lounge/Diner



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A well presented EXTENDED FOUR BEDROOM family home enjoying some views of the SEA, situated in a cul-de-sac location of WYKE REGIS with SOLAR PANELS, TWO BATHROOMS, GARAGE and DRIVEWAY.

On approach to the property you are greeted by a double driveway providing ample off road parking. To the left is a lawned front garden with shrub borders, ideally orientated to attract the morning sun.

Stepping into the property you have an initial porch leading through to the hallway, complete with downstairs cloakroom and stairs to the first floor. The main living accommodation is a generous size stretching from front to rear with some views of the sea from the lounge area. To the opposite end of the room is space for a dining table, ideal for formal dining. From the dining area is access into a large conservatory overlooking the garden which offers an excellent versatile space adding to that well needed living space a modern family requires.

Further accommodation downstairs consists of an additional shower room with walk in shower cubicle and large kitchen. The fitted kitchen is well proportioned providing excellent worktop space for preparation and cooking, as well as breakfast bar for quick and easy dining. Also within the kitchen is an integral head height oven, hob and extractor hood, plus one and a half bowl circular sink.

Outside, the property offers level spacious garden, majority lawned, with a variety of shrub borders and space for a useful outhouse. The garden backs onto open fields, perfect for enjoying the peaceful location.



Room Dimensions

Entrance

Porch 2'7" x 6'7" (0.81 x 2.03)

Cloakroom

Lounge/Diner 11'3" x 12'10" plus 10'5" x 8'9" (3.44 x 3.93 plus 3.18 x 2.67)

Kitchen 10'2" x 16'2" (3.10 x 4.95)

Conservatory 9'4" x 19'11" plus shower room (2.86 x 6.08 plus shower room)

Shower Room

Bedroom One 11'3" x 10'11" plus wardrobe (3.45 x 3.35 plus wardrobe)

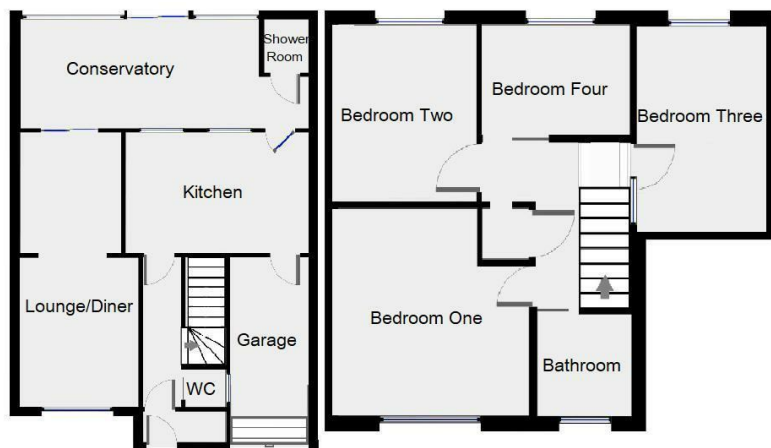
Bedroom Two 10'10" x 8'9" (3.32 x 2.69)

Bedroom Three 14'9" x 6'9" (4.5 x 2.07)

Bedroom Four/Study 8'4" x 7'4" (2.56 x 2.25)

Bathroom

Garage 16'7" x 6'11" (5.07 x 2.11)



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	75

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	71

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