



Instinct Guides You



Mandeville Close, Weymouth £380,000

- Lounge Diner
- Additional reception
- Four DOUBLE Bedroom Family Home
- Coastal Fleet Walks Nearby
- Cul-De-Sac
- Cloakroom
- Garage & Parking
- Established Gardens



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



Positioned in the attractive cul-de-sac of Mandeville Close, with Old Wyke Square and the Fleet Lagoon nearby, this spacious semi-detached house offers FOUR DOUBLE bedrooms, lounge diner and additional reception and parking with a mature gardens.

The ground floor presents a well-thought-out accommodation with access to the garage. A spacious lounge/diner spans the depth of the property and offers a perfect space for family living and gatherings. The dining room enjoys pleasant views into the rear garden. A modern kitchen has a practical layout in the centre of the home and offers a range of fitted units and room for appliances. An additional reception offers versatility to the ground floor and door leads into the garage. A cloakroom finishes the ground floor perfectly.

Ascending to the first floor are four double bedrooms and the family bathroom. Bedroom one is a spacious room that enjoys some far reaching views towards the Fleet Lagoon. Bedroom four also benefits a beautiful vista towards Lyme Regis. Bedroom three and four are additional bedrooms with pleasant views into the rear garden.

The family bathroom completes the space and comprises a bath with shower over, wash hand basin and W/C.

Outside, the property benefits from a well-maintained garden, providing a range of established bushes and flowering plants offering a beautiful space for family living and entertaining. The garage has an up and over door with parking.



Room Dimensions

Bedroom One 12'11" max x 11'5" max (3.95 max x 3.48 max)

Bedroom Four 11'6" x 8'10" (3.52 x 2.71)

Bedroom Three 16'6" x 7'4" (5.04 x 2.24)

Bedroom Two 16'4" x 7'1" (4.98 x 2.17)

Lounge 12'9" max x 11'4" max (3.91 max x 3.46 max)

Dining Room 10'9" x 8'9" (3.30 x 2.68)

Kitchen 9'10" x 8'4" (3.02 x 2.55)

Garage 16'4" x 7'0" (4.98 x 2.15)

Study 10'0" x 7'0" (3.05 x 2.15)



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		71	83
	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		

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.