



Instinct Guides You



Emmadale Road, Weymouth £260,000

- Additional Downstairs Shower Room
- Large Sun Room
- Detached Garage
- Three Bedrooms
- Rear Vehicular Access
- Attic Space
- Spacious Accommodation
- Low Maintenance Rear Garden
- Close To Shops
- Approx 15 Min Walk To Town & Beach



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We present to market a WELL PRESENTED, three bedroom family home boasting a GARAGE, TWO BATHROOMS and a usable ATTIC ROOM. This SPACIOUS PERIOD HOME is a great size with open living accommodation that flows through the downstairs accommodation creating a perfect space for family living. The property is superbly positioned within proximity of shops and is approximately a fifteen-minute walk to TOWN, in turn the BEACH!

Stepping into the porch with a doorway into the hall providing open plan access into the kitchen diner creates an initial feeling of space. The kitchen is a great size with a selection of eye and base level units, a built-in oven, hob & extractor with a useful breakfast bar and seating area.

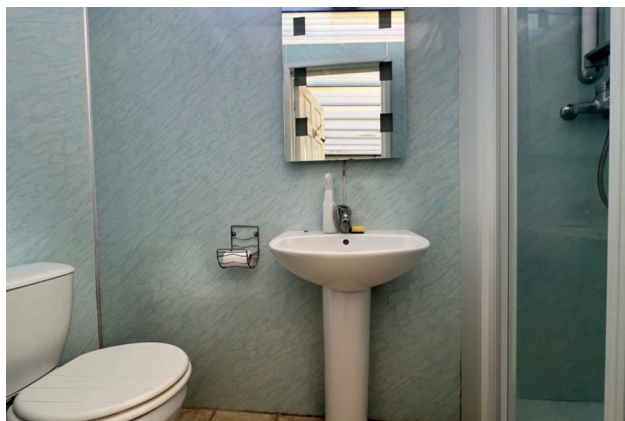
The lounge/diner positioned adjacent is a light and airy room benefiting a bay window and two chimney breast features with double French doors out to the sunroom. Connecting back to the kitchen and garden this room helps bring the outside in, giving a spacious area that could be used for a multitude of uses. An additional shower room is located off this room with a shower cubicle, WC, and wash hand basin, and then from the sun room a door leads out to the garden.

On the first floor are three bedrooms and a family bathroom with stairs to the attic. The two double bedrooms are generous in size with fitted wardrobes along with the traditional smaller third. The family bathroom has a bath with shower over, WC, and pedestal wash hand basin.

The attic space has two rear Velux windows and under-eave storage cupboards.

Outside the rear garden has been created with low maintenance in mind being a two-tier garden laid to shingle and hardstanding with a door into the garage.

The garage is detached benefits an inspection pit. an open area is to the side. Vehicle access is enabled from the rear.



Room Dimensions

Lounge/Diner 23'3" plus bay x 11'9" max (7.1 plus bay x 3.6 max)

Kitchen Breakfast Room 20'0" x 8'4" > 7'3" (6.11 x 2.56 > 2.21)

Sun Room 17'4" x 13'5" max (5.3 x 4.09 max)

Bedroom One 11'4" plus bay x 8'7" plus wardrobe (3.46 plus bay x 2.63 plus wardrobe)

Bedroom Two 11'3" x 8'2" plus wardrobe (3.43 x 2.49 plus wardrobe)

Bedroom Three 6'11" x 6'9" (2.11 x 2.06)

Attic Room 15'10" > 11'4" x 11'7" (4.84 > 3.47 x 3.54)

Area next to Garage, the width. 6'7" (2.03)



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	
	77
	47
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

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.