



Instinct Guides You



St. Julien Crescent, Weymouth £350,000

- No Onward Chain
- Garage & Driveway
- Corner Plot
- Extended Accommodation
- Ensuite
- Kitchen/Diner
- Well Presented
- Large Principal Bedroom



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Presenting an EXTENDED two-bedroom DETACHED BUNGALOW with an EN-SUITE, GARAGE, and driveway, situated on a CORNER PLOT and available with NO ONWARD CHAIN in Broadway. This capacious bungalow provides well-sized accommodation, conveniently located equidistant from Weymouth and Dorchester, both offering a wealth of amenities and excellent transport links nearby.

Entry to this charming bungalow is via two routes: the traditional front door leading into the hallway or from the large side patio area, which offers level access into the kitchen/diner. The hallway connects to all rooms, including the lounge, a spacious kitchen/diner, two double bedrooms, a bathroom, and a toilet.

The front-facing lounge offers generous space for furnishings, centered around a chimney breast, and is enhanced by dual-aspect windows that fill the area with natural light. The kitchen/diner, part of the rear extension, features a range of eye-level and base units, room for appliances, and comes with an integrated oven and hob. This wonderful area affords ample room for dining and entertainment.

Both bedrooms are generously sized, particularly the principal bedroom at the back, which has been extended to provide substantial space for furnishings and benefits from a large ensuite wet room.

Completing the interior is the bathroom, equipped with a wash hand basin, bath with overhead shower, and a skylight, alongside a separate toilet.

In addition there is a boarded out loft space with Velux window, accessed via a pull down ladder from the hallway which is a generous space with power and light.

Externally, the property boasts a lawned rear garden with hedges ensuring privacy and tranquillity, along with a sizeable paved area on the side, ideal for enjoying the sun and relaxation. Additionally, there is a detached garage with power and lighting with a driveway providing the off road parking.

*The property had a collapsed drain dating back to 1997 with building control proof of satisfaction.



Room Dimensions

Lounge 16'11" x 13'6" max (5.17 x 4.14 max)

Kitchen/Diner 15'8" x 11'6" (4.78 x 3.53)

Bedroom One 17'5" x 11'10" max (5.31 x 3.61 max)

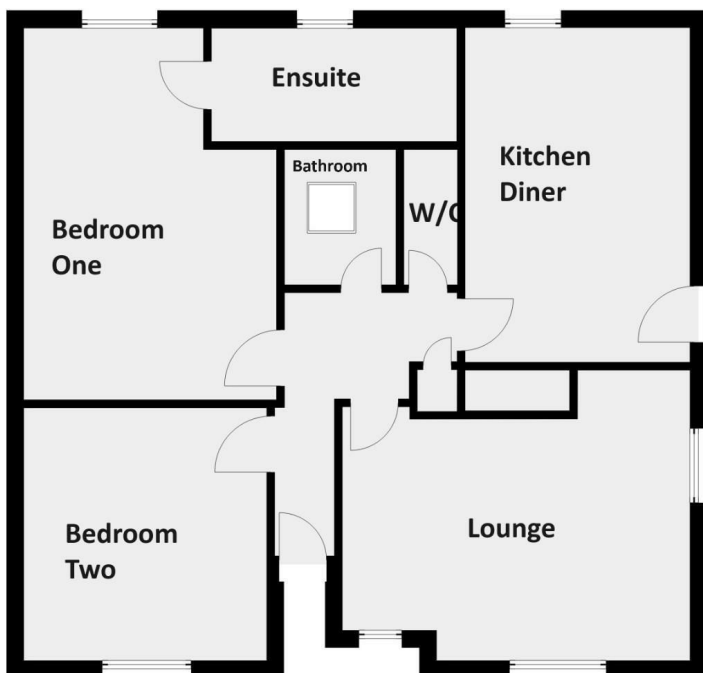
Ensuite 10'5" x 5'8" (3.19 x 1.75)

Bedroom Two 11'10" x 11'4" (3.61 x 3.47)

Garage 23'0" x 11'1" (7.03 x 3.4)

* Collapsed Drain

The property had a collapsed drain dating back to 1997 which has been satisfied by building control with proof on request.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			60
(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	

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.