



Instinct Guides You



Southlands Road, Weymouth £285,000

- No Onward Chain
- Detached Three Bedroom Bungalow
- Mature Rear Garden
- Close To Rodwell Trail & Amenities
- Generous Lounge /Diner
- Wet Room Shower Room



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



Offered with no onward chain, this spacious detached bungalow enjoys well proportioned living spaces, a mature rear garden and versatility across three bedrooms. Set in Southlands Road it's within easy reach to local amenities & bus routes. The nearby Rodwell Trail provides scenic walks with access to Weymouth Town centre, Sandsfoot Castle, Sandsfoot Beach & Smallmouth Bay,

Inside the hub of the home is the lounge/diner. A bright and inviting space, with two large window and double doors leading to the garden merging the boudnries between home and garden. The room is well proportioned and offers ample space for a range of funiture.

The kitchen is fitted with a ample fitted cabinetry, an integrated four-ring gas hob, oven and extractor hood. There's space for further appliances and a door leads to a conservatory which offers flexibility.

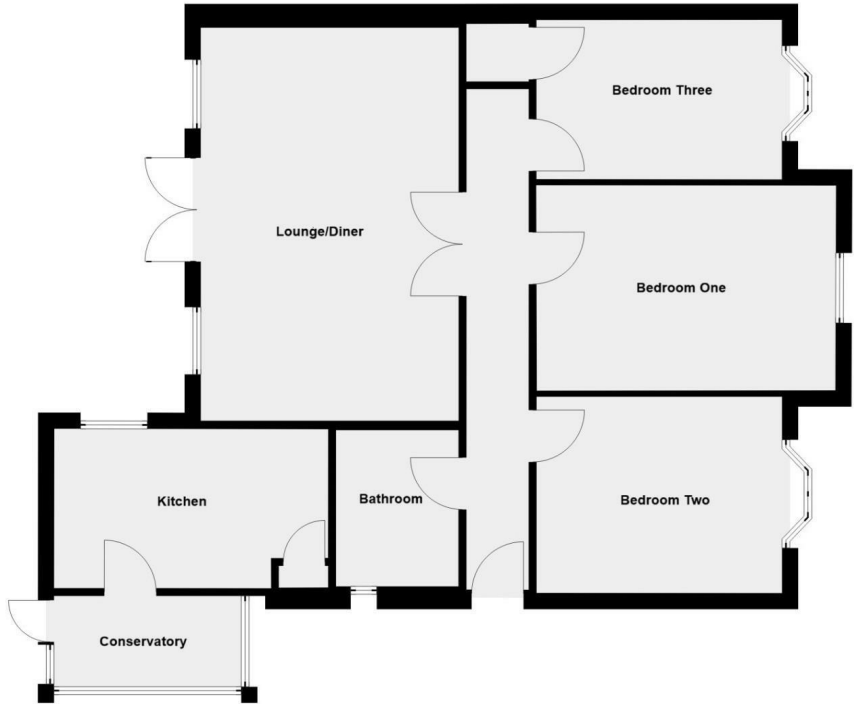
The main bedroom is positioned toward the centre of the property and is a well proportioned. In addition bedrooms two and three are double rooms.

The shower room has been finisshed in a wet room sstyle and offers shower, hand basin and W.C set against modern tiling.

The rear garden offers a mature attractive space to enjoy the sun and entertain. Adorned with a variety of flowering plants and shrubs it offers a safe enclosed space with side access.

Room Dimensions

- Kitchen 14'2" x 8'0" max (4.32 x 2.44 max)
- Lounge 19'10" x 13'0" (6.06 x 3.98)
- Bedroom one 15'2" x 10'4" (4.63 x 3.16)
- Bedroom Two 12'5" x 9'11" (3.79 x 3.03)
- Bedroom Three 12'4" x 8'0" (3.78 x 2.46)
- Bathroom 7'10" x 6'2" (2.41 x 1.89)
- Conservatory 9'5" x 4'7" (2.89 x 1.40)



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