



Instinct Guides You



Jestys Avenue, Weymouth, DT3 5NN
£390,000

- Period Home
- Large Garden
- Five Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Character Features
- Semi Detached
- Old Broadway



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A substantial five bedroom family home situated within the popular residential location of Jestys Avenue in Weymouth, offering spacious and versatile accommodation arranged across three floors together with a large rear garden and conservatory. This attractive period style property combines character features with generous living space, ideally positioned close to local amenities, schools and transport links.

Stepping inside, the entrance hall provides access to the principal ground floor accommodation with stairs rising to the upper floors. To the front, the lounge enjoys a bay window allowing natural light to pour into the room, while a feature fireplace creates an attractive focal point.

Beyond the lounge, a separate dining room provides an excellent additional reception space and leads through into the impressive kitchen breakfast room stretching towards the rear of the property. The kitchen is fitted with an extensive range of wooden units and work surfaces together with ample space for dining and everyday family living. A WC is positioned off the inner hallway for convenience.

To the rear, the conservatory offers a further versatile area overlooking the garden with doors opening directly outside, creating a space for relaxing or entertaining.

Rising to the first floor, the landing leads to four bedrooms and the family bathroom. Bedroom one is positioned to the front and benefits from fitted storage together with a bay window continuing the character found throughout the home. The remaining bedrooms are all well proportioned and provide flexibility for family living, guest accommodation or home working. The bathroom is fitted with both a bath and separate shower.

The second floor adds further versatility to the accommodation with an additional bedroom positioned within the loft, creating an excellent additional room with some elevated outlooks and useful separation from the remaining accommodation.

Externally, the rear garden is a particularly impressive feature of the property, enjoying a substantial lawned area bordered by mature trees and planting together with a patio seating area positioned directly from the conservatory. The generous size of the garden creates a wonderful outdoor space rarely found so close to the town and amenities.

This impressive home combines generous accommodation, character and a sizeable garden within one of Weymouth's established residential locations.

Lounge 14'7" into bay x 12'0" (4.46 into bay x 3.66)

Dining Room 12'4" x 12'0" (3.78 x 3.66)

Kitchen/Breakfast Room 18'1" x 9'10" (5.53 x 3.01)

Conservatory 10'4" x 10'0" (3.17 x 3.05)

Bedroom One 12'4" plus bay x 11'3" (3.78 plus bay x 3.43)

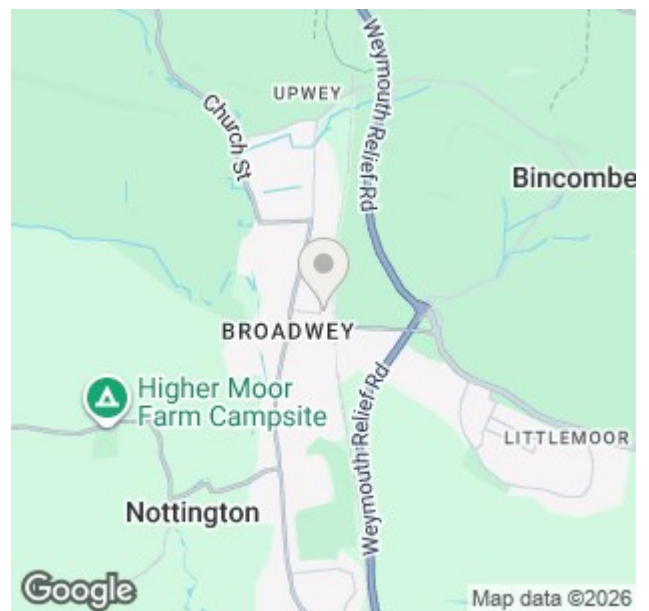
Bedroom Two 12'4" x 12'0" (3.78 x 3.66)

Bedroom Three 9'11" x 8'11" (3.04 x 2.72)

Bedroom Four 8'10" x 6'2" (2.7 x 1.88)

Bedroom Five/Loft Room 14'4" max x 13'5" max (4.39 max x 4.11 max)





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		63	76
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	