



Instinct Guides You



Flint Walk, Weymouth £285,000

- No Onward Chain
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Southerly Aspect Garden
- Gated Parking
- Fronts Attractive Green Space
- Remainder Of NHBC Warranty
- Well Presented Throughout
- Partially Bordered Loft Space



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TWO DOUBLE BEDROOM SEMI DETACHED HOME, only a few years old and presented in excellent presentation throughout. Benefitting from a SOUTHERLY ASPECT REAR GARDEN, TANDEM DRIVEWAY, MODERN KITCHEN and an ATTRACTIVE POSITION FRONTING A GREEN SPACE, this well-proportioned home offers modern living in a pleasant setting.

The ground floor provides a bright and spacious lounge/diner with ample space for furniture and dining table, the room also benefits double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. The modern kitchen is well equipped with a range of fitted cabinetry, integrated oven and hob, and space for further appliances. A downstairs W.C completes the ground floor accommodation.

Upstairs, there are two double bedrooms, both offering ample room for a range of furniture and they enjoy pleasant views over the adjacent greenspace.

The family bathroom is finished in a contemporary style with a bath and shower over, wash hand basin and WC set against modern white tiling.

Outside, the property benefits from a southerley facing rear garden, which is mainly laid to lawn with a paved area adjoining the house, providing an ideal space for outdoor seating. The driveway offers excellent off-road parking and extends alongside the property. To the front, the house enjoys an attractive position overlooking a green open space and borders a footpath offering a more tranquil position.



Room Dimensions

- Living Room 17'7" x 10'9" (5.36m x 3.28m)
- Kitchen 10'11" x 8'7" (3.35m x 2.62m)
- Bedroom One 10'11" x 10'9" + wardrobe (3.33m x 3.30m + wardrobe)
- Bedroom Two 14'2" x 8'9" (4.34m x 2.67m)
- Bathroom 7'1" x 6'4" (2.16 x 1.94)
- Cloakroom 6'0" x 3'10" (1.84 x 1.19)

Estate Charge

The vendor informs us there is a annual estate charge of approx £150pa.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(69-80) C		
(55-68) D		
(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.