



Instinct Guides You



## Lanehouse Rocks Road, Weymouth, Dorset DT4 9DQ £300,000

- Beautifully Presented
- Large Westerly Garden
- Ample Off Road Parking
- Two Bathrooms
- Utility Room
- Large Open Plan Kitchen/Lounge
- Two Double Bedrooms + Attic
- Close To Amenities



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Situated in the popular residential area of Lanehouse, this beautifully presented two bedroom home offers stylish and spacious accommodation, a useful attic space, modern kitchen, utility room, ample off road parking and a large westerly facing rear garden complete with an impressive covered seating area. Conveniently located close to local amenities, schools, transport links and Weymouth town centre, the property provides an excellent opportunity for a range of purchasers

The property is entered via the front door into a bright and generously proportioned lounge, beautifully presented with a contemporary finish and ample space for furnishings. Stairs rise to the first floor, whilst the open layout flows seamlessly through to the kitchen, creating an excellent space for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of modern wall and base units with work surfaces over, incorporating integrated appliances and providing extensive storage and preparation space. To the rear, a useful utility room offers additional practicality together with access to the garden and a ground floor bathroom comprising a bath, wash hand basin and WC.

The first floor landing provides access to two double bedrooms and a further bathroom. Bedroom one is a spacious and elegantly presented principal room with fitted wardrobes, whilst bedroom two is another well proportioned double bedroom. The first floor bathroom is fitted with a shower, wash hand basin and WC.

A staircase rises to the second floor where a substantial attic space provides useful ancillary accommodation and storage, benefitting from natural light and offering flexibility subject to any necessary consents.

Externally, the large westerly facing rear garden is a particular feature of the property. Designed for both relaxation and entertaining, the garden incorporates areas of decking, lawn and a superb gazebo style covered seating area, creating an excellent space to enjoy the afternoon and evening s

**Lounge 14'7" x 11'7" (4.47 x 3.55)**

**Kitchen 15'1" x 11'8" (4.61 x 3.58)**

**Utility Room 9'4" x 7'8" (2.86 x 2.36)**

**Bedroom One 15'8" max x 8'5" (4.79 max x 2.59)**

**Bedroom Two 10'3" x 8'11" (3.14 x 2.72)**

**Attic 15'0" x 12'0" (4.59 x 3.66)**





| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

