



Instinct Guides You



Rylands Lane, Weymouth £350,000

- No Onward Chain
- Generous Rear Garden
- Double Garage & Parking
- Bay Fronted Detached Bungalow
- Close To Rodwell Trail
- Large Conservatory
- Versatile Layout
- Extended Kitchen



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



Wilson Tominey are delighted to offer this two bedroom detached EXTENDED BUNGALOW with DOUBLE GARAGE, situated within the popular residential area of Wyke Regis, Weymouth. Offered to the market with NO ONWARD CHAIN, the property benefits from well-proportioned accommodation, an extended kitchen/dining room, conservatory and driveway providing ample off-road parking.

Upon entering, the hallway provides access to the principal rooms, including the living room, which features a large front-facing bay window allowing plenty of natural light, alongside a feature fireplace creating a focal point to the room.

The kitchen/dining room offers a good range of fitted cupboards and worktop space, with room for a dining table and a practical layout for everyday living. The adjoining conservatory provides additional reception space, with double doors opening onto the outside, creating a useful area to enjoy the garden.

The bungalow offers two bedrooms, with the second bedroom situated on the first floor and accessed via a staircase from the office/study. This additional room provides flexibility for a variety of uses, subject to individual requirements. A shower room completes the main accommodation and comprises a shower cubicle, hand basin and W.C set against decorative tiling.

The rear garden is well proportioned and offers a mature greenspace adorned with tree's and shrubs and a pleasant seating area. The garden leads to the garage at the rear.

Externally, the property benefits from a generous driveway providing off-road parking which leads to a DETACHED DOUBLE GARAGE, ideal for secure parking, storage or workshop use.

Conveniently located in Wyke Regis, the property is within reach of local amenities, bus routes and the surrounding coastal area, while Weymouth town centre and its award-winning sandy beach are accessible by car or public transport.

- Living Room 12'1" x 9'10" (3.69 x 3.02)
- Bedroom One 12'1" x 9'10" (3.70 x 3.01)
- Shower Room 6'3" x 5'8" (1.91 x 1.74)
- Office / Study 12'4" x 8'11" (3.77 x 2.74)
- Kitchen / Dining Room 15'2" max x 12'3" max (4.64 max x 3.75 max)
- Bedroom Two 14'7" max x 12'4" max (4.46 max x 3.77 max)
- Conservatory 15'11" x 9'1" (4.87 x 2.79)



Impc
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.
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.



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 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	

ould 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.