



Instinct Guides You



Dorchester Road, Weymouth £495,000

- **** SOLD STC ****
- **Stunning Open Countryside Views**
- **Substantial Westerly Garden**
- **Three Reception Rooms**
- **Popular Upwey Location**
- **Detached Chalet Bungalow**
- **Garage & Driveway**



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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.

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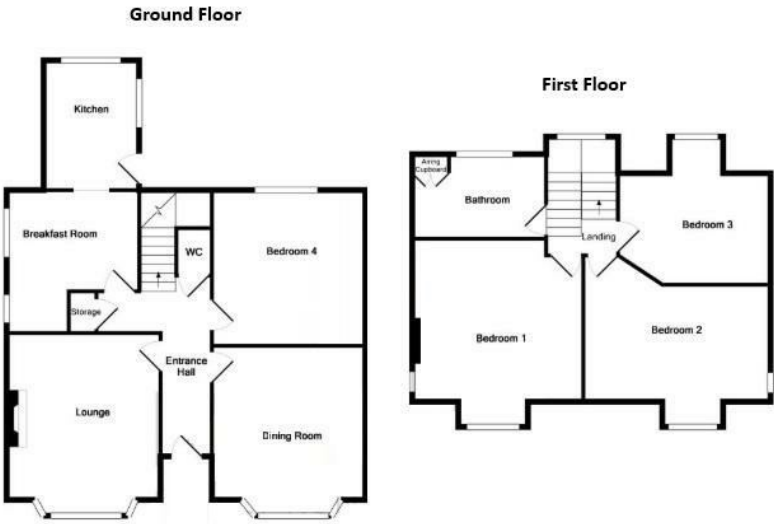
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Situated in the popular village location of UPWEY, Wilson Tominey are delighted to present this Detached Chalet Bungalow with a substantial WESTERLY garden and stunning OPEN COUNTRYSIDE VIEWS. The property benefits from four double Bedrooms, three reception rooms, GARAGE & DRIVEWAY.

Room Dimensions

- Lounge 12'7" x 16'0" (3.86 x 4.9)
- Dining Room 12'9" x 15'1" (3.89 x 4.6)
- Bedroom One 14'11" x 13'6" plus alcove (4.56 x 4.14 plus alcove)
- Bedroom Two 15'8" x 11'7" > 9'1" (4.78 x 3.55 > 2.78)
- Bedroom Three 11'7" x 14'7" > 9'2" (3.54 x 4.46 > 2.81)
- Bedroom Four 13'0" x 11'7" (3.97 x 3.54)
- Kitchen 10'9" x 7'10" (3.29 x 2.4)
- Breakfast Room 9'11" x 12'0" > 8'9" (3.03 x 3.66 > 2.69)
- Bathroom 11'5" x 6'10" (3.48 x 2.1)
- Garage 19'4" x 8'1" (5.9 x 2.47)



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.