



Instinct Guides You



Primula Close, Weymouth £340,000

- Garage & Driveway
- No Onward Chain
- Open Plan Kitchen/Dining Room
- Family Bathroom and Cloakroom
- Modern Kitchen
- Conservatory At Rear
- Bus Route Near By
- Close To Schools & Amenities
- Close Proximity To Country Walks
- Cul-De-Sac Position



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Wilson Tominey are delighted to offer this three bedroom detached family home, complete with garage and driveway parking, tucked away in a peaceful cul-de-sac close to schools and amenities. The property is offered with no onward chain.

The home enjoys a secluded position at the end of the cul-de-sac. At its heart is the open-plan living/dining room, a generous space with excellent versatility for furniture layout. Sliding doors open into the conservatory, which beautifully merges the boundaries between home and garden. Enjoying triple-aspect views across the garden, the conservatory captures the morning sun wonderfully.

The kitchen has been finished to a modern, contemporary standard, offering a range of fitted cabinetry, ample work surfaces and space for appliances. A door provides direct access to the garage and parking area. A cloakroom completes the ground floor.

To the first floor are three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned doubles, with bedroom one benefiting from built-in wardrobes. Bedroom three is a generous single room with pleasant views towards the fields behind.

The family bathroom is well sized and comprises a bath with shower over, hand basin and WC, all set against modern two-tone tiling.

The rear garden offers an excellent blank canvas. A large lawn wraps around the left-hand side and rear of the plot, providing superb privacy. A gravelled area sits beside the garage, with side access available.



Living Room 12'2" x 14'0" (3.73 x 4.29)

Dining Room 9'6" x 9'3" (2.92 x 2.82)

Kitchen 10'1" x 9'6" (3.09 x 2.92)

Conservatory 11'10" max x 8'5" max (3.61 max x 2.58 max)

Cloakroom 6'10" x 3'2" (2.09 x 0.98)

Bedroom One 12'0" into wardrobs x 11'1" (3.68 into wardrobs x 3.40)

Bedroom Two 11'7" max x 10'4" max (3.55 max x 3.15 max)

Bedroom Three 9'7" max x 9'0" max (2.93 max x 2.75 max)

Bathroom 8'2" x 5'5" (2.51 x 1.66)



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 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	

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