



Instinct Guides You



Nightingale Drive, Weymouth Offers In Excess Of £300,000

- Superbly Presented Two Bedroom Bungalow
- Dual Aspect Lounge With Bi-fold Doors
- Modern Kitchen Diner With Garden Views
- Garage & Parking
- Cul-de-sac Position
- Two Double Bedrooms
- Family Bathroom & Cloakroom
- Close To Train Station & Bus Route



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 present this EXTENDED beautifully maintained two double bedroom detached bungalow, tucked away at the end of a quiet cul-de-sac in Broadway. This charming home offers a bright dual-aspect living room, an open-plan kitchen and dining area, and a mature, well-established garden with a sunny outlook —perfect for relaxed outdoor living.

Upon arrival, the property enjoys a discreet and private position at the very end of the cul-de-sac. Inside, the spacious living room forms the heart of the home, featuring bi-folding doors and a large southerly-facing window that floods the space with natural light. In warmer months, the doors open fully to create a seamless flow between indoor and outdoor living.

A cloakroom serves the property, while the family bathroom sits at the front of the property and includes a bath with shower over, wash hand basin, and WC, all set against stylish contemporary tiling.

The open-plan lounge diner provides a sociable space for entertaining, with double doors leading out to wraparound decking that enhances the indoor-outdoor lifestyle. The adjoining kitchen is fitted with a range of cabinetry and offers practical functionality.

Both bedrooms are generous doubles. Bedroom one is accessed via a small set of steps and benefits from double doors and a skylight, creating a beautifully light and airy atmosphere. The room comfortably accommodates a double bed and additional furnishings.

Outside, the garden is thoughtfully landscaped with a mix of patio and decking areas, ideal for entertaining or enjoying the sunshine. A variety of plants, shrubs, and small trees add texture and greenery to this tranquil space.

To the front, the property includes a garage with power supply and a dedicated parking space directly in front.



Room Dimensions

Living Room 16'2" max x 13'7" max (4.94 max x 4.16 max)

Kitchen Dining Room 14'2" x 8'8" (4.32 x 2.65)

Bathroom 7'1" x 5'8" (2.16 x 1.75)

Bedroom One 11'8" max x 11'6" max (3.57 max x 3.52 max)

Bedroom Two 8'8" x 8'8" (2.66 x 2.65)

Garage 16'3" x 8'7" (4.97 x 2.62)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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.