



Instinct Guides You



May Farm Walk, Weymouth £350,000

- Accommodation Over Three Floors
- Car Port & Parking
- Three Double Bedrooms
- Open Plan Ground Floor
- Family Bathroom & Cloakroom
- Generous Principle Bedroom With En-suite
- Remainder Of NHBC Warranty
- Fronts Attractive Green Space
- Solar Panels
- Close To Amenities



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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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THREE DOUBLE BEDROOM TOWNHOUSE overlooking an attractive GREEN SPACE, offering SPACIOUS and WELL PRESENTED accommodation arranged over three floors. Featuring an OPEN PLAN KITCHEN/LIVING AREA, an impressive PRINCIPAL BEDROOM with EN-SUITE, FAMILY BATHROOM, GROUND FLOOR CLOAKROOM and a low maintenance rear garden.

The entrance hall provides access to the staircase, useful cloakroom and opens into the bright and sociable kitchen/living area. The contemporary kitchen is fitted with a range of modern wall and base units, integrated cooking appliances and ample worktop space, while the spacious living area offers plenty of room for both lounge and dining furniture, creating an ideal space for everyday living and entertaining. Double doors lead outside helping to merge the boudnires of home and garden.

The first floor comprises two generous double bedrooms, both well proportioned and served by a modern family bathroom fitted comprising a bath with shower over, wash hand basin and W.C set against modern white tiling.

Occupying the entire second floor, the impressive principal bedroom is a real highlight of the home. This substantial room provides ample space for wardrobes and additional furniture while benefitting from its own stylish en-suite bathroom, creating a private retreat away from the rest of the house. The en-suite is spacious enough to host a bath and seperate shower cubicle.

Externally, the property enjoys an attractive position fronting a foot path and open green space, providing a pleasant outlook. The home also enjoys a carport and parking at the rear. The carport has been partitioned to include a large storage shed and remaing car port with parking space in front.



Kitchen / Living Area 19'10" max x 19'11" max (6.06 max x 6.08 max)

Cloakroom 5'10" x 4'8" (1.80 x 1.43)

Bedroom One 19'11" x 12'10" (6.08 x 3.93)

En-suite 8'9" x 8'8" (2.68 x 2.66)

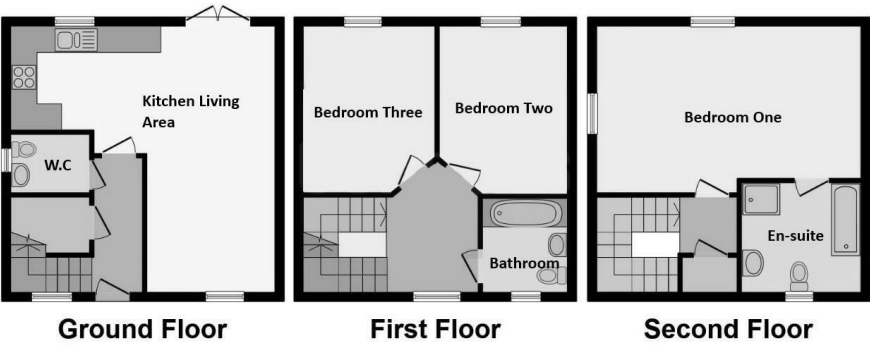
Bedroom Two 12'10" x 9'9" (3.93 x 2.98)

Bedroom Three 12'9" x 9'7" (3.89 x 2.94)

Bathroom 6'10" x 6'2" (2.09 x 1.90)

Estate Charge

The vendor informs us that there is an annual estate charge of approximately £187, which contributes towards the maintenance and upkeep of the communal green spaces and shared access areas.



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			England & Wales		
EU Directive 2002/91/EC			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.