

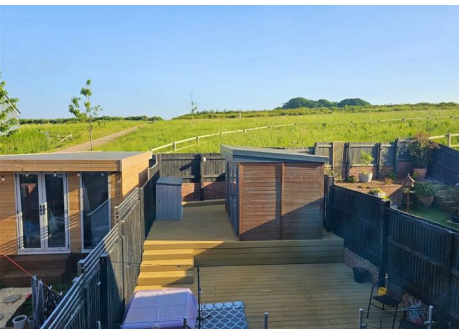


Instinct Guides You



Clover Place, Preston Downs, Weymouth £300,000

- Southerly Garden
- Garden Office/Study
- Easy Access to Weymouth Town, Dorchester and Poole
- Near Countryside Walks
- Modern Kitchen/Diner
- Cloakroom
- Local Shops, Park, Surgery and More.
- En-suite to Main Bedroom
- French Doors to Garden
- Decked and Patio Garden



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



SOUTHERLY FACING WITH VIEWS BEYOND, a stylish presented modern home offering three bedrooms, a KITCHEN/DINER, separate living room, EN-SUITE to the main bedroom and a CLOAKROOM. In additional garden ROOM/OFFICE within the generous garden with a seamless blend of patio and decked areas ideal for entertaining.

The front door opens into the entrance hall, with a convenient cloakroom tucked to the left. Straight ahead lies the spacious living room, finished with wood effect flooring and flooded with natural light from a wide window overlooking the front garden. From here, access leads into the rear-facing kitchen/diner which is fitted with modern units, integrated appliances and wood effect worktops. French doors open directly onto the rear patio, perfect for indoor-outdoor living.

Upstairs, the landing connects three bedrooms and the family bathroom. The main bedroom sits at the front of the property and benefits from built-in storage and an en-suite shower room with contemporary tiling and a window for natural light. Bedroom two is a spacious double located at the back, while bedroom three offers flexibility as a guest space. The family bathroom includes a full-sized bath with overhead shower and attractive tiled finishes.

The rear garden is a true highlight, boasting both decked and paved areas that capture the sun throughout the day. A detached outbuilding has been converted into a functional office/study, ideal for remote working. The exterior also features side access.

This home combines practical family living with modern comfort in a sought-after residential location close to local schools, shops and

Room Dimensions

Living Room 14'3" x 12'2" max (4.36 x 3.71 max)

Kitchen/Diner 15'3" x 8'10" (4.65 x 2.70)

W/C 5'6" x 3'0" (1.7 x 0.92)

Bedroom One 9'7" x 9'5" max (2.94 x 2.88 max)

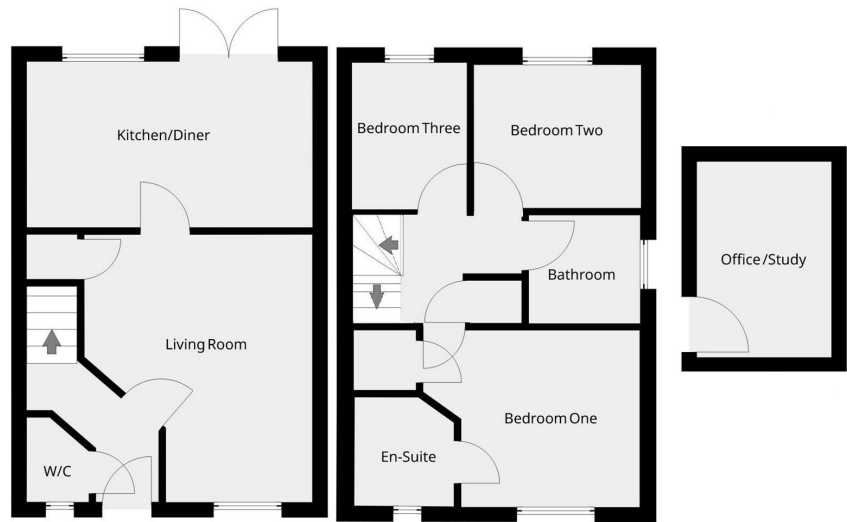
Bedroom Two 8'11" x 7'7" (2.72 x 2.33)

Bedroom Three 7'10" x 6'2" (2.39 x 1.89)

Bathroom 5'11" x 5'9" (1.81 x 1.76)

Agents Notes

Please be aware when the site is finished the properties will be subject to a management fee for the communal areas as per all modern new build developments, at current however there is no charge.



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		96	(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.