



Instinct Guides You



Southfield Avenue, Weymouth £425,000

- Westerly Aspect Garden
- No Onward Chain
- Store & Workshop
- Utility Room
- Detached Family Home
- Two Reception Rooms
- Conservatory At Rear
- Close To Bus Route + Amenities
- Three Bedrooms
- Driveway Parking



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A three-bedroom DETACHED family home situated in the popular location of LODMOOR offering WESTERLY ASPECT GARDEN, TWO RECEPTION ROOMS and SPACIOUS DRIVEWAY. The property is positioned close to many amenities such as walks along Radipole Park Gardens, Shops & transport links & approximately a 10 minute walk from the town centre.

Approaching the property it has an attractive frontage with brick elevations and a generous sized driveway providing parking for three vehicles, with an up and over door to the store.

The lounge, situated at the front of the property offers a great space for a range of furniture, a bay window allows plenty of natural light to flood through and a feature fireplace, giving the room a warm and cosy feel. The kitchen/diner, found at the rear of the property offers a range of fitted units and space for appliances this open plan space has an inviting feel and is perfect for the modern family. A door leads into the conservatory further increasing the ground floor footprint and useful utility room is found adjacent.

To finish the downstairs accommodation is the study, a great space that offers versatility to the homeowner. The workshop and store offers excellent storage.

Ascending to the first floor are three bedrooms and the family bathroom. Bedrooms one and two are situated at the front of the property. Both rooms are well proportioned doubles with bedroom one benefitting a large bay window offering character and plenty of light. Bedroom three is a good sized single and the family bathroom comprises a freestanding bath, corner shower cubicle, wash hand basin & WC.

To the rear of the property is a generous sized garden, the plot has an interest shape and offers plenty of scope to create something special. Thanks to its westerly aspect the garden offers an excellent space to entertain.

Lounge 12'1" max x 11'11" + bay (3.69 max x 3.65 + bay)

Kitchen 15'7" x 12'0" (4.75 x 3.67)

Study 12'0" x 6'10" (3.66 x 2.09)

Utility 5'10" x 4'7" (1.78 x 1.41)

Conservatory 9'0" x 6'7" (2.76 x 2.02)

Workshop 10'9" max x 10'4" max (3.30 max x 3.15 max)

Bedroom One 12'0" + bay x 11'10" (3.68 + bay x 3.62)

Bedroom Two 12'0" x 10'9" (3.67 x 3.28)

Bedroom Three 8'7" x 7'9" (2.62 x 2.37)

Store 15'3" x 7'4" max (4.67 x 2.25 max)



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	

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.