



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



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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.