



Instinct Guides You



Brambling Close, Weymouth £275,000

- Westerly Garden
- 3 Bed Currently Arranged As 2 bed
- Situated In Cul-De-Sac
- Corner Plot
- Garage & Parking
- Cloakroom
- Conservatory
- No Onward Chain



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Situated in a CUL-DE-SAC in Weymouth, this detached home occupies a corner plot with a WESTERLY facing garden, GARAGE and PARKING. The property offers well-proportioned accommodation arranged over two floors, with a conservatory providing a particularly useful additional reception space and a good connection with the garden. No onward chain.

The front door opens into the hallway, with access through to the lounge, cloakroom and a staircase rising to the first floor. This lounge is a generous room with space for both seating and dining furniture. From here, doors lead through to the kitchen, which is fitted with a range of wall and base units, work surfaces and integrated appliances, with further space for everyday dining.

Beyond the kitchen is the conservatory, a bright addition with extensive glazing and views across the garden. Double doors provide access outside, making this a versatile space for relaxing or enjoying meals during warmer months.

Currently upstairs, the THREE BEDROOMS are ARRANGED AS TWO BEDROOMS, with the connecting wall removed and a doorway removed. The now two bedrooms are well proportioned, with the principal bedroom benefiting from fitted storage. The bathroom is finished in a wet-room style, comprising an open shower, wash hand basin, and WC.

Outside, the property sits on a corner plot with a westerly facing garden incorporating lawn, paved areas, planted borders and established shrubs. The garden provides a good mix of seating and outdoor space, while the side area includes access towards the garage and parking. The enclosed arrangement also provides useful outdoor storage and practical access around the property.

Lounge 17'1" x 11'3" (5.23 x 3.43)

Kitchen/Diner 14'7" x 9'1" (4.45 x 2.77)

Conservatory 13'6" x 7'4" (4.14 x 2.26)

Shower Room 5'11" x 5'10" (1.82 x 1.78)

Bedroom One and Two 14'7" > 8'2" x 11'10" > 6'8" (4.46 > 2.49 x 3.63 > 2.05)

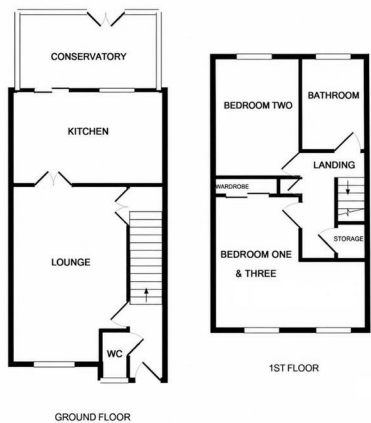
Bedroom Two 11'5" x 8'2" (3.5 x 2.49)

Cloakroom

Garage

Bedroom arrangement

Currently arranged as two bedrooms requiring re-instatement of wall and door amongst other things to return to three bedrooms.



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

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