

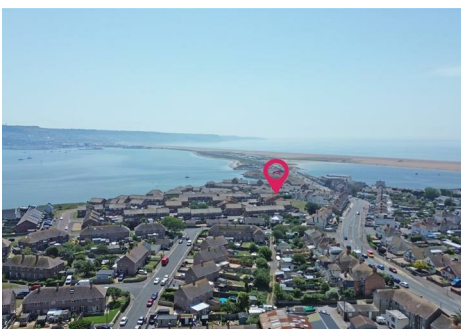


Instinct Guides You



Plover Walk, Weymouth Offers In Excess Of £180,000

- No Onward Chain
- Moments From Waters Edge
- Allocated Parking
- One Bedroom
- Fronting A Open Green
- Close To Portland Harbour



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Situated within the sought after area of Wyke Regis, this one bedroom home fronts an open communal green and is offered for sale with no onward chain. Ideally positioned close to Portland Harbour, the National Sailing Academy, Sandsfoot Beach and the Rodwell Trail, the property benefits from an allocated parking space, a front garden and well proportioned accommodation throughout, presenting an excellent opportunity for first time buyers, investment purchasers or those seeking a coastal base.

Stepping into the property, the entrance porch leads through into the spacious lounge, creating a comfortable living area with natural light flowing through the room. Stairs rise to the first floor, whilst access is provided through to the kitchen at the rear.

The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating integrated appliances together with space for additional white goods. A useful adjoining storage room provides further practicality and excellent storage, whilst a rear door leads directly out to the garden.

Rising to the first floor, the landing provides access to the generous double bedroom and the contemporary shower room, fitted with a walk in shower, wash hand basin and WC. The bedroom benefits from fitted wardrobes and offers ample space for additional furnishings, continuing the bright and airy feel found throughout the property.

Externally, the rear garden is a particularly attractive feature, being notably generous for a home of this nature. Arranged predominantly as lawn with established planting and a patio seating area, it provides an excellent space for relaxing, entertaining and enjoying the outdoors. An allocated parking space further enhances the practicality of the property.

Combining well proportioned accommodation with a garden, allocated parking and an enviable coastal location, whilst being sold with no onward chain.



Room Dimensions

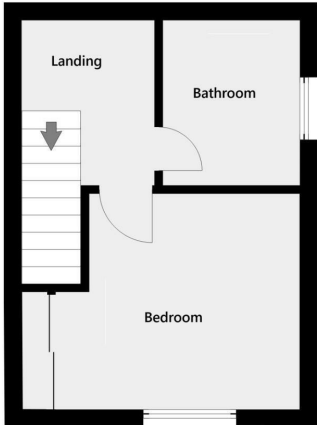
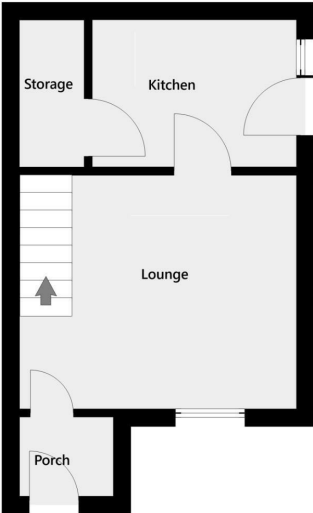
Porch

Lounge 12'8" x 10'8" (3.88 x 3.26)

Kitchen 9'4" x 6'8" (2.86 x 2.05)

Bedroom 10'9" plus wardrobe x 10'9" (3.3 plus wardrobe x 3.28)

Bathroom



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.