



Instinct Guides You



Weyview Crescent, Weymouth £460,000

- Beautiful Far Reaching Views
- Driveway Parking & Double Garage
- Modern Kitchen/Dining Room
- Family Bathroom & En-suite
- Landscaped Rear Garden
- Attractive Cul-de-sac Position
- Country Walks Nearby
- Close To Bus Route & Train Station



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



This impressive detached home enjoys an elevated position with far-reaching countryside views and borders the ever-popular village of Upwey. Thoughtfully arranged over three levels, it offers four double bedrooms, generous living space, a large kitchen/dining area & two bathrooms.

Outside, the property benefits from a driveway, two substantial integral garages and a beautifully maintained rear garden complete with an insulated summerhouse/office.

Entry is gained on the first floor, where a bright hallway leads into the front-facing lounge. This is a wonderfully light room, enhanced by wide sliding doors that open onto a private balcony overlooking the surrounding landscape. Also on this level are bedroom two, a comfortable double with the same open views, and the family bathroom, fitted with a modern suite including bath with shower over, W.C & basin.

A short set of stairs leads up to the kitchen and the principal bedroom. The kitchen provides excellent storage, integrated appliances and ample space for dining, with a side door giving access to both the front and rear of the property. Bedroom one features extensive fitted wardrobes, patio doors to the garden and a private en-suite with shower, vanity basin and WC.

The top floor hosts bedrooms three and four. Bedroom three is a generous dual-aspect double enjoying superb views, while bedroom four offers further double accommodation along with useful eaves storage.

Externally, the front of the property features a wide block-paved driveway and two integral garages with traditional up-and-over doors. The rear garden is a peaceful, well-tended space bordered by mature planting and offering a mix of lawn, patio and decking.

The insulated summerhouse, equipped with power and light, provides an ideal home office or hobby room.

Upwey remains a highly desirable residential area, with local shops, amenities and bus routes close by. Weymouth town centre and harbour are within easy reach.

- Garage One 24'5" x 12'5" (7.46 x 3.81)
- Garage Two 17'2" x 8'10" (5.24 x 2.70)
- Lounge 15'10" x 12'8" max (4.85 x 3.87 max)
- Kitchen/Diner 17'7" max x 8'9" max (5.37 max x 2.69 max)
- Bedroom One 12'5" x 12'2" (3.81 x 3.73)
- Bedroom Two 11'11" x 8'8" (3.64 x 2.66)
- Bedroom Three 11'10" x 9'4" (3.62 x 2.86)
- Bedroom Four 14'11" x 8'10" (4.56 x 2.70)
- Bathroom 8'7" max x 6'3" max (2.63 max x 1.92 max)
- En-suite 8'7" x 4'11" (2.64 x 1.51)
- Balcony



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			(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	

Imj 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.