



Instinct Guides You



## Trinity Street, Weymouth Offers In Excess Of £365,000

- Moments From Weymouth Harbour
- No Onward Chain
- Stylishly Finished Throughout
- Three Bedrooms and Study
- Cloakroom
- Conservatory / Sun Room
- Two Reception Rooms
- Various Nearby Amenities



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Step inside one of Weymouth's true seaside gems, a stylish three bedroom home set across three floors with additional study and sun room.

This newly renovated home is positioned in the heart of the vibrant harbourside, moments from the exciting new development of Brewers Quay which will host the Weymouth museum, new shops and restaurant. The approach to the home is lined with Weymouth's charming & colourful harbourside architecture.

Inside, a half-partition separates the living room from the front door which boasts a feature fireplace, bay window & ample room for furnishings. The staircase sits in the heart of the home with access either side to the dining room, allowing for a seamless sense of cohesion between the spaces. The dining room looks towards the garden with a sun room/conservatory linking the kitchen to the dining room creating light and generously proportioned accommodation across the rear of the property.

The kitchen itself is finished in a contemporary style with a range of base and eye level units with all appliances built in and a garden view. A cloakroom completes the downstairs accommodation - accessed via the kitchen.

The first floor accommodation comprises of Bedroom Two, a spacious double room with built in cupboards and ample proportions for further furnishing and Bedroom Three, a single room with integrated storage. Opposite is a cosy triangular room suitable as a study, dressing room or hobby room & adds charm and additional living space to the property. The first floor is completed by a stylish modern bathroom complete with shower, toilet, basin, built in units and Japanese soaking bath.

Ascending again, the second floor hosts the principle bedroom with two separate built-in cupboards, shelving and triple aspect windows. This is a spacious, light and airy master bedroom.

Outside, the garden is a low maintenance courtyard space with room for outside dining, sitting out and storage. Just a short walk to a wealth of amenities.



**Living Room 13'9" max x 10'5" max (4.21m max x 3.19m max)**

**Dining Room 12'7" + recess x 10'6" (3.86m + recess x 3.21m )**

**Conservatory / Sun Room 7'8" x 7'8" (2.36m x 2.35m)**

**Kitchen 14'4" max x 6'2" max (4.37m max x 1.90m max)**

**WC**

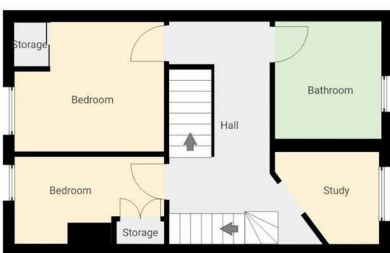
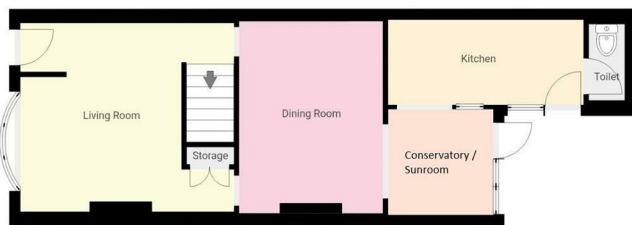
**Bedroom Two 10'11" max x 8'7" max (3.34m max x 2.62m max)**

**Bedroom Three 10'9" max x 4'5" max (3.28m max x 1.35m max)**

**Bathroom 10'11" x 8'7" (3.34m x 2.62m)**

**Study 7'10" max x 6'0" max (2.40m max x 1.85m max)**

**Bedroom One 14'2" max x 15'3" max with height restrictions (4.34m max x 4.65m max with height restrictions)**



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	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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