



Instinct Guides You



Culliford Way, Weymouth £285,000

- No Onward Chain
- Ground Floor Shower Room & Utility
- Off Road Parking
- Generous Lounge/Dining Room
- Generous Mature Rear Garden
- Annexe In Garden
- Close To Bus Route & Amenities
- Conservatory At Rear
- Close To Country Walks
- Semi-detached Home



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This THREE BEDROOM SEMI-DETACHED HOME offers well-proportioned accommodation, PARKING FOR TWO CARS, a GROUND FLOOR SHOWER ROOM, useful UTILITY SPACE and a MATURE REAR GARDEN. A particular feature of the property is the ONE BEDROOM ANNEXE, complete with EN-SUITE SHOWER ROOM and studio living space, providing excellent flexibility for guests, family members or those requiring additional accommodation or multi-generational viewing.

The main property is entered into the hallway, with doors leading through to the principal ground floor accommodation. The lounge/diner is a generous room with plenty of space for both seating and dining, featuring a characterful stone fireplace as a focal point. Double doors lead through to the conservatory, which provides a further useful reception space and enjoys views across the garden.

The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking facilities, with a door leading through to the useful utility area. The ground floor is further complemented by a shower room.

Stairs rise to the first floor, where there are three bedrooms along with a further family bathroom. Two bedrooms are well proportioned double rooms and enjoy views over the rear garden. Bedroom three is a generous single room.

Outside, the property benefits from parking for two vehicles to the front, while the rear garden is a mature and established space, predominantly laid to lawn with a variety of trees and planting offering a diverse greenspace. The garden also provides access to the separate annexe.

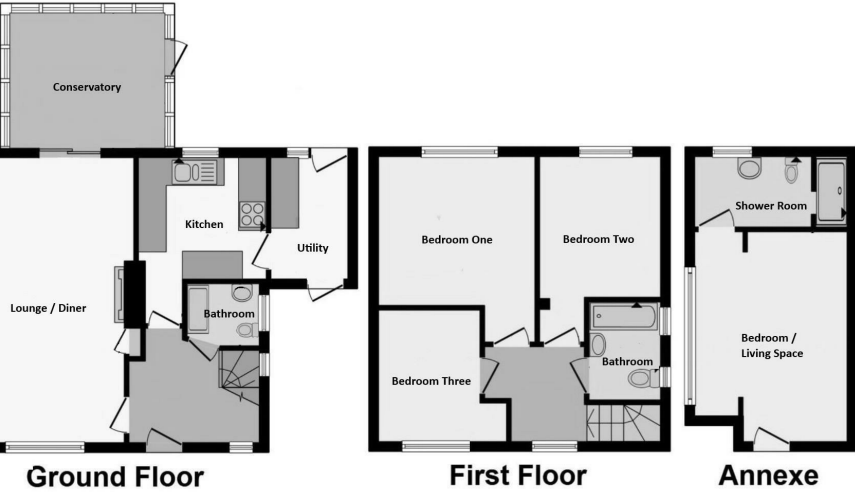
The annexe offers a particularly versatile addition to the property, comprising a bedroom/living space along with its own en-suite shower room. This independent accommodation could suit a variety of needs and adds considerable flexibility to the home.

Location - the property enjoys a convenient position close to a range of shops and a regular bus route servicing Weymouth Town Centre.



Room Dimensions

- Lounge/Diner 20'1" x 11'0" max (6.14 x 3.37 max)
- Kitchen 9'0" x 9'0" (2.75 x 2.76)
- Shower Room 5'4" max x 4'5" max (1.65 max x 1.35 max)
- Utility 8'3" x 5'4" (2.52 x 1.65)
- Bedroom One 10'7" x 10'2" (3.23 x 3.10)
- Bedroom Two 13'2" max x 9'10" max (4.03 max x 3.01 max)
- Bedroom Three 7'2" x 7'2" (2.20 x 2.19)
- Bathroom 6'11" x 4'11" (2.11 x 1.50)
- Annexe Bedroom/Living Space 14'10" x 10'5" (4.54 x 3.18)
- Annexe Shower Room 7'9" x 5'4" (2.38 x 1.64)



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			England & Wales		
EU Directive 2002/91/EC			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.