



Instinct Guides You



Abbotsbury Road, Weymouth £280,000

- Well Presented Throughout
- Mature Generous Rear Garden
- Attractive Kitchen/Dining Room
- Living Room With Log Burner & Bay Window
- Close To Town Centre Amenities
- Beautifully Finished Shower Room
- Attractive Front Garden
- Public Greenspace & Transport Links Nearby



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Wilson Tominey are delighted to offer this beautifully presented three-bedroom home, which boasts a generous southerly-aspect garden, a stunning kitchen/dining room, and a position close to a range of amenities.

The property is set back from the road by a beautiful front garden adorned with trees and flowering shrubs, offering a welcoming approach.

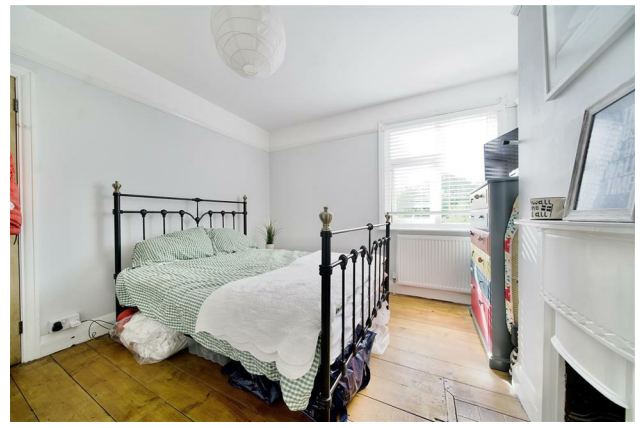
Stepping inside, a bright porch provides practical space for coats and shoes. The hallway leads to the lounge and kitchen/diner, with stairs rising to the upper floor.

The lounge is a well-proportioned space, benefiting from a large bay window that allows plenty of natural light to fill the room. The log burner forms a charming focal point, creating a warm and cosy feel.

The kitchen/diner spans the rear of the home and is a wonderful area; full of charm, it is certainly the hub of the house. The kitchen enjoys a range of fitted cabinetry set against modern tiling and soft pastel tones. The kitchen and dining areas merge together beautifully, offering a bright open-plan space perfect for family living and entertaining. A door leads onto the patio, helping to connect the home and garden seamlessly.

Ascending to the upper floor, there are three bedrooms and a shower room. Bedroom one is a generous double with a large bay window and ample floor space for a range of furniture. Bedroom two is another double, enjoying views over the rear garden. Bedroom three is a single room offering versatility as a home office. The shower room is styled to a modern finish, comprising a shower cubicle, hand basin and W.C., set against marine-toned tiles and contemporary highlights.

The rear garden enjoys a southerly aspect—excellent for sunshine—and features a patio adjoining the house, offering a beautiful space to entertain. The garden leads down to a long lawn bordered by mature trees, shrubs and flowers, creating a pleasant green space. An additional patio and shed at the bottom provide further versatility.



Living Room 10'11" + bay x 10'9" max (3.33 + bay x 3.28 max)

Kitchen/Dining Room 16'2" max x 10'11" max (4.93 max x 3.34 max)

Outside Cloakroom 3'2" x 3'0" (0.99 x 0.92)

Bedroom One 10'11" + bay x 10'2" max (3.35 + bay x 3.10 max)

Bedroom Two 10'10" max x 10'8" max (3.32 max x 3.26 max)

Bedroom Three 7'11" x 5'8" (2.42 x 1.73)

Shower Room 10'0" max x 5'7" max (3.07 max x 1.72 max)



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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