



Instinct Guides You



Old Parish Lane, Weymouth £175,000

- No Onward Chain
- Off-Road Parking
- Immaculately Presented
- Close To Town Centre
- One Bedroom Detached House
- Amenities Nearby



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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.

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Wilson Tominey are delighted to offer this unique ONE BEDROOM DETACHED home, positioned close to a range of AMENITIES and walking distance to WEYMOUTH TOWN CENTRE & the beautiful HARBOURSIDE. The property boasts wonderful charm and one OFF ROAD PARKING SPACE.

The property has parking space on a brick paved driveway with the entrance via a front courtyard offering a low maintenance spot to sit and enjoy the sun, a perfect blank canvas to put your stamp on it.

Stepping inside the property you enter an open plan, modern immaculate living space. The kitchen has a row of fitted units and space for appliances, the room then flows into the lounge that has ample room for a range of furniture and two windows which allow plenty of light to enter the space, giving the room a bright and airy feel. The bathroom has been finished to a modern standard and comprises a step in shower cubicle, wash hand basin and W/C, complemented by feature tiles.

Ascending to the first floor there is the double bedroom that has a lovely charm thanks to its vaulted ceiling. The room is plenty large enough for a range of furnishings.

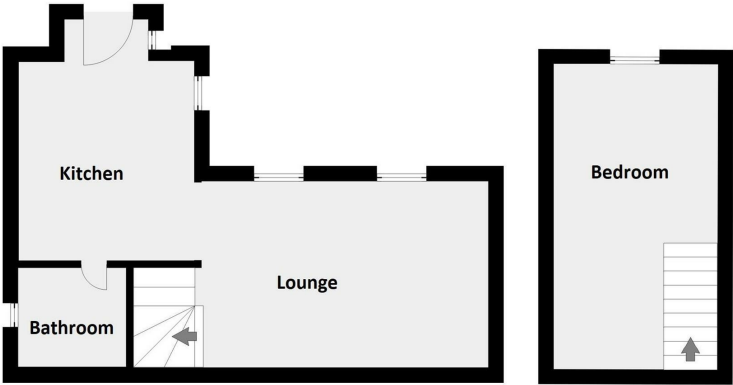
Lounge 15'2" x 10'9" (4.64 x 3.29)

Kitchen 10'6" x 8'9" (3.21 x 2.67)

Bedroom 17'0" x 8'8" with height restrictions (5.2 x 2.66 with height restrictions)

Agents Note

There appears to be two parking spaces to the front of the property, the one on the right hand side is the singular parking space that belongs to you.



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	(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	

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.