



Instinct Guides You



## Chapel Lane, Weymouth £360,000

- Well Presented Throughout
- Garage & Driveway Parking
- Versatile Ground Floor Layout
- Close To Beautiful Country Walks
- On A Bus Route
- Large Bedroom With En-suite
- Low Maintenance Rear Garden
- Conservatory At Rear
- Potential For Additional Bedroom Subject To Planning



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



Wilson Tominey are delighted to offer this three-bedroom detached bungalow, positioned on the borders of Upwey and Old Broadway. The home is well presented throughout, offers a versatile layout, and benefits from a garage, driveway parking and a low-maintenance rear garden.

Inside, the hub of the home is the generous living room. Spacious enough for a range of furniture, it enjoys pleasant views over the rear garden, while a feature fireplace creates an attractive focal point.

The dining room is a well-proportioned space offering versatility as bedroom two if required. From here, there is direct access into the garage, which is fitted with power and an electric up-and-over door.

Bedroom one is a comfortable double room with a range of fitted storage units and views over the front garden.

The kitchen has been finished to a modern standard, offering a range of fitted cabinetry, integrated appliances and direct access into the conservatory at the rear —further increasing the ground-floor footprint. The kitchen includes a built-in oven, hob and tall freezer, with additional space for further white goods. The conservatory blends the garden beautifully into the living space and is well furnished with seating to enjoy the sunny aspect.

The shower room has been remodelled by the current owner and now features a bath with shower over, wash hand basin and W.C., all set against contemporary tiling to complete the ground floor.

Rising to the first floor, bedroom three occupies the entire level. The room feels bright, spacious and airy, and benefits from its own en-suite shower room.

Outside, the rear garden is pleasant and designed with low maintenance in mind. Raised flower beds border the space, while a patio, gravelled area and reputed pet friendly artificial grass offer a variety of spots to relax or entertain. The garden wraps around the property, providing convenient side access.



**Living Room 16'0" x 11'3" (4.89 x 3.44)**

**Kitchen 15'8" max x 8'11" (4.80 max x 2.74)**

**Conservatory 8'10" x 7'1" (2.71 x 2.17)**

**Bedroom One 13'10" x 10'2" (4.24 x 3.10)**

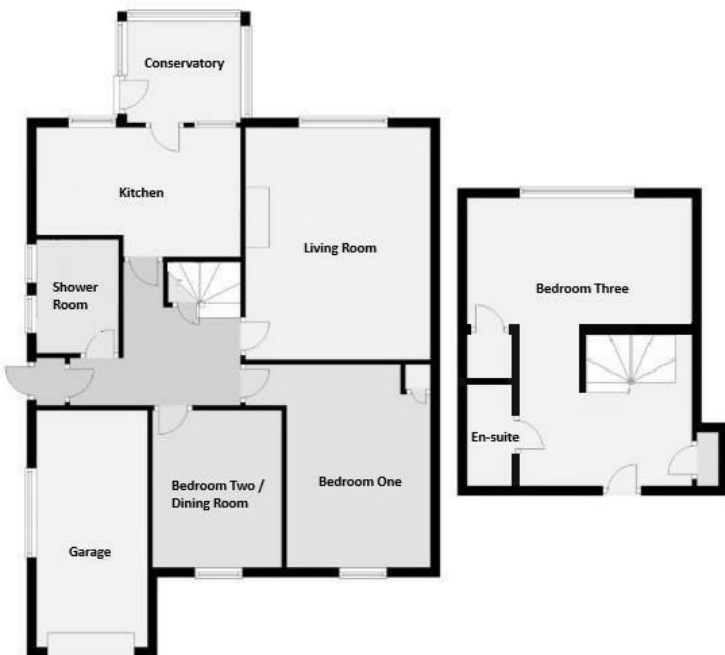
**Bedroom Two/Dining Room 10'9" x 8'10" (3.29 x 2.71)**

**Bedroom Three 15'6" x 8'10" (4.74 x 2.71)**

**Shower Room 7'9" x 5'8" (2.37 x 1.74)**

**En-suite 7'6" x 4'2" max (2.31 x 1.29 max )**

**Garage 16'4" x 7'7" (5.00 x 2.33)**



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			
		66	80
England & Wales		EU Directive 2002/91/EC	

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	

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.