



Instinct Guides You



Benville Road, Weymouth £260,000

- No Onward Chain
- Off Road Parking
- Two Double Bedrooms
- Two Reception Rooms
- Close To Amenities
- Detached Bungalow



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



Set within a popular residential area of Weymouth, this well proportioned two double bedroom detached bungalow offers comfortable single level living with a pleasant rear garden, off road parking and the benefit of no onward chain, while remaining conveniently placed for local amenities, transport links and access into the town centre with coastal walks within easy reach.

The accommodation is approached via a front porch which opens into a central hallway providing access to all principal rooms. To the front of the property is the main lounge, a bright and well sized reception room with a bay window allowing plenty of natural light and offering space for a range of seating arrangements. Adjacent to the lounge is a separate dining room, positioned centrally within the layout and offering a defined area for everyday dining or entertaining, with direct access through to the kitchen.

The kitchen is fitted with a range of units and work surfaces and benefits from a practical layout with space for appliances, along with a door providing access out to the rear garden. The garden itself is arranged for ease of maintenance and offers a pleasant outdoor space for seating and relaxation with gated side pedestrian access.

There are two bedrooms positioned off the hallway, both well proportioned rooms with the principal bedroom located to the front of the property and the second bedroom positioned to the rear. The bathroom is fitted with a suite comprising a shower enclosure, wash hand basin and WC, with a window providing natural ventilation. A useful storage cupboard is also positioned off the hallway, adding to the practical nature of the layout.

Externally, the property benefits from off road parking to the front and a private rear garden which enjoys a good degree of seclusion. Offered to the market with no onward chain, this bungalow presents an excellent opportunity for those seeking a straightforward move in a well established Weymouth location.



Room Dimensions

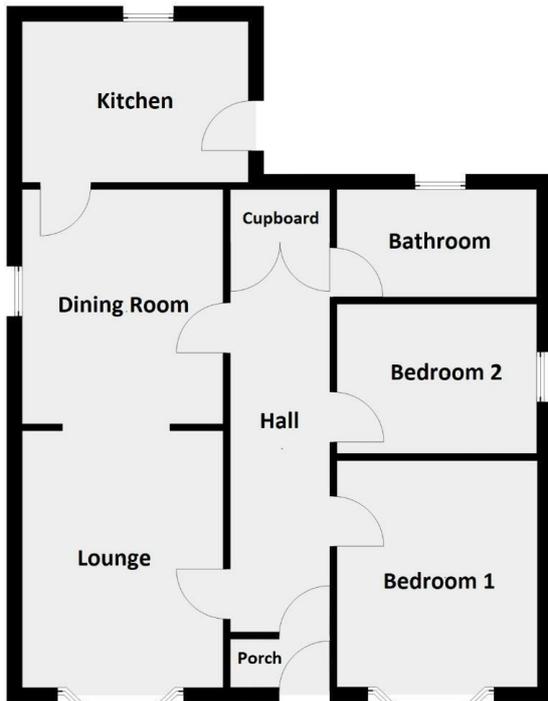
Lounge 13'6" x 10'5" (4.12 x 3.19)

Dining Room 12'4" x 10'5" (3.76 x 3.19)

Kitchen 11'9" x 8'5" (3.59 x 2.58)

Bedroom One 11'10" x 10'5" plus bay (3.63 x 3.18 plus bay)

Bedroom Two 10'4" x 8'5" (3.17 x 2.59)



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	78

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	

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.