



Instinct Guides You



## Sedge Place, Weymouth, DT3 6FN £340,000

- Four Bedrooms
- Southerly Garden
- Townhouse
- Garage & Driveway
- Ensuite
- Balcony
- Kitchen/Diner
- On A Bus Route



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Situated in the highly sought after area of Preston Downs, this spacious four bedroom townhouse offers versatile accommodation arranged over three floors, benefitting from an integral garage, a southerly facing rear garden and a balcony enjoying elevated views across surrounding greenery. Conveniently positioned close to local amenities, well regarded schools, transport links and the nearby coastline, the property provides an excellent opportunity for family living.

The property is approached via a pathway leading to the entrance hall, where access is provided to the integral garage, a useful store room and a ground floor cloakroom. To the rear, the kitchen dining room is fitted with a range of wall and base units with work surfaces over, with some integrated appliances and space for white goods and ample room for a dining table. Double doors open directly onto the rear garden, creating an ideal space for everyday family life and entertaining.

The first floor is centred around an impressive living room extending the full width of the property. A striking curved feature wall adds character to the space, whilst large windows allow an abundance of natural light and enjoy attractive views across the surrounding area. Doors open onto a balcony providing an area from which to appreciate the elevated outlook. Also located on this floor is a generous double bedroom benefitting from an en-suite shower room.

The second floor comprises three further bedrooms and the family bathroom. Bedroom two is a spacious double room with fitted wardrobes, whilst bedroom three is another well proportioned double bedroom. Bedroom four offers flexibility as a child's bedroom, study or hobby room. The family bathroom is fitted with a bath, wash hand basin and WC.

Externally, the southerly facing rear garden combines areas of lawn and patio, providing ample space for outdoor dining and family enjoyment. Mature planting and established borders add colour and interest throughout the seasons. To the front, the integral garage and driveway provide convenient off road parking.

Combining generous accommodation, flexible living space and a desirable Preston Downs location, this attractive family home presents an excellent opportunity for those seeking a property with room to grow close to the coast and local amenities.

**Kitchen/Diner 18'5" x 9'10" (5.63 x 3.02)**

**Lounge 18'4" x 16'3" (5.61 x 4.97)**

**Bedroom One 11'0" x 9'10" (3.36 x 3.02)**

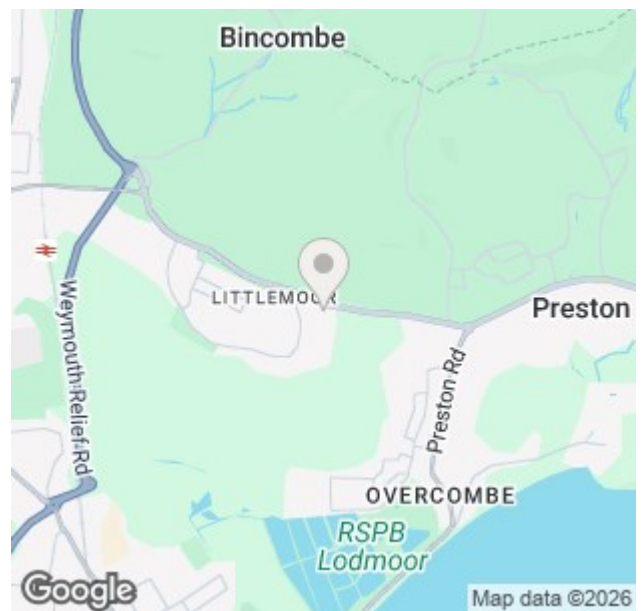
**Bedroom Two 12'1" x 10'0" (3.69 x 3.05)**

**Bedroom Three 12'5" x 9'10" (3.81 x 3.02)**

**Bedroom Four 8'0" x 7'10" (2.44 x 2.39)**

**Garage 15'7" x 9'2" (4.75 x 2.81)**





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			
		80	84
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	