



Instinct Guides You



Rylands Lane, Weymouth £330,000

- Substantial Three Bedroom Home
- Greatly Extended Property
- Large Garden
- Ground Floor Versatile Living
- Off Road Parking
- Large Modern Fitted Kitchen
- Ground Floor & First Floor Shower Rooms
- Close To Bus Route & Schools
- Property Owns Ten Solar Panels
- Heat Source Air Pump



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Welcome to Rylands Lane — a significantly extended three-bedroom family home offering an impressive ground-floor footprint, versatile living spaces, a large low-maintenance rear garden and off-road parking. The property is offered with no onward chain.

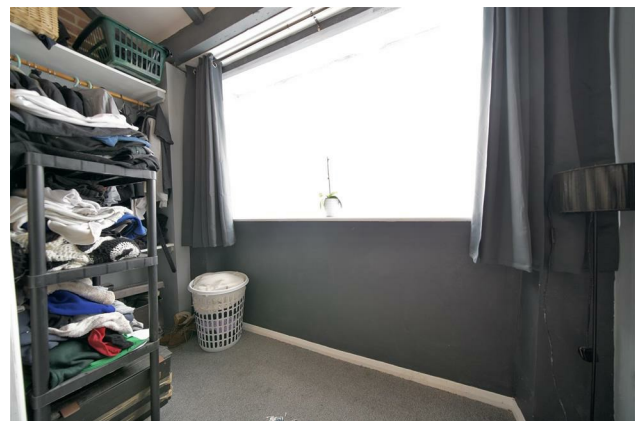
Inside, a welcoming hallway leads to bedroom three, positioned at the front of the home. This is a well-proportioned double room, enhanced by a front extension that also creates a generous dressing area.

The hallway flows into a substantial open-plan kitchen/family room that dominates the rear of the property. Recently fitted, the kitchen has been thoughtfully reconfigured by the current owners to maximise space and functionality. It features a range of fitted cabinetry, integrated appliances, ample work surfaces and a central island providing a pleasant seating area. The room is large enough to accommodate further furnishings, creating a sociable and flexible family living zone. The units continue into a useful utility area, which in turn leads to the conservatory.

At the rear sits the main living room, a charming space with a vaulted ceiling and exposed timbers that add warmth and character. A full-width conservatory further extends the ground floor, offering excellent storage options and a bright seating area overlooking the garden. A modern shower room completes the ground floor accommodation.

Upstairs, the first floor provides two further bedrooms and the family shower room. Bedroom one is a generous double with a westerly-aspect window and built-in wardrobe. Bedroom two is also a comfortable double. The shower room has been remodelled and features a large step-in shower, wash hand basin and W.C, all set against contemporary tiling.

The rear garden is a standout feature — large, private and designed with low-maintenance living in mind. Generous side access leads to the front and the off-road parking area. The garden includes extensive patio a wide bark-covered section and a lawn framed by a mature tree line.



Kitchen/Family Room 22'11" max x 18'4" max (7.01 max x 5.59 max)

Conservatory 14'4" x 7'4" (4.39 x 2.26)

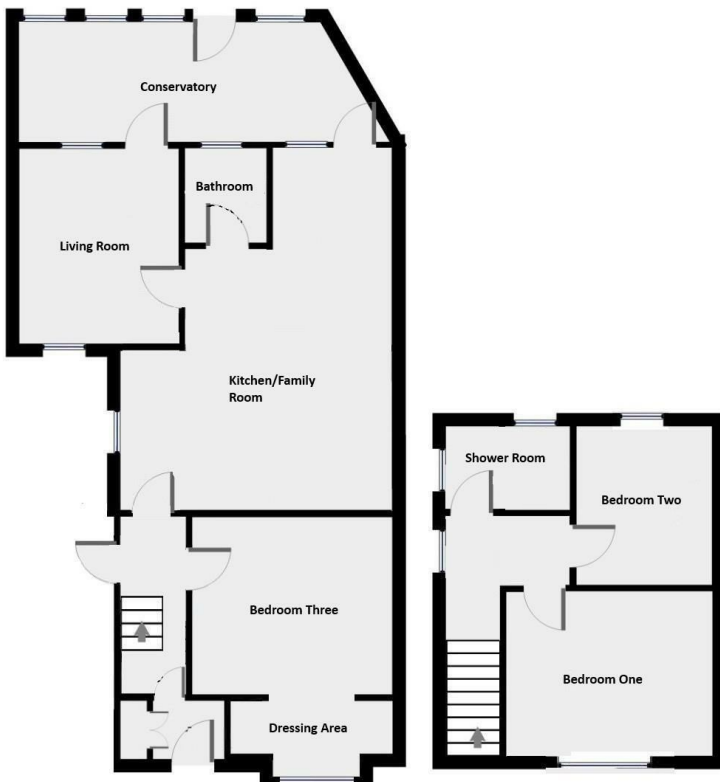
Living Room 12'3" x 10'11" (3.75 x 3.33)

Shower Room 7'6" x 5'5" (2.31 x 1.66)

Bedroom Three 10'11" x 10'1" (3.33 x 3.09)

Bedroom One 14'3" x 10'1" (4.35 x 3.09)

Bedroom Two 9'9" x 8'8" (2.98 x 2.66)



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	77

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.