Instinct Guides You



Orchard Way, Weymouth
£300,000

- No Onward Chain
- Allocated Parking
- Substantial Plot
- Open Plan Lounge / Diner
- Two Double-Bedrooms
- Immaculate Throughout







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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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The Property Ombudsman

Situated in a popular residential area of Weymouth, this immaculately presented DETACHED two-bedroom home is offered with NO ONWARD CHAIN and benefits from ALLOCATED PARKING, OPEN-PLAN LOUNGE/DINER and a MODERN CONTEMPORARY KITCHEN & BATHROOM. Orchard Way is conveniently positioned for access to local amenities, while Weymouth town centre, with its wide range of shops, cafés, restaurants, harbour and beach, is within easy reach.

The property is entered via a private pathway into the hallway, with doors leading to the ground floor accommodation and stairs rising to the first floor. The modern kitchen is positioned to the back and is fitted with a contemporary range of light cabinetry, contrasting work surfaces and integrated appliances. There is also a window providing natural light to the room.

The impressive lounge/diner occupies much of the remainder of the ground floor, creating a bright open-plan space with plenty of room for both seating and dining. Glazed double doors provide access to the rear garden, allowing the outside space to become an extension of the living accommodation. A useful cloakroom completes the ground floor.

Upstairs, the landing provides access to two double bedrooms and the family bathroom. Bedroom One is a well-proportioned room with built in storage and a window overlooking the front, while Bedroom Two is another generous double bedroom also positioned at the front of the property. The contemporary bathroom is finished with a modern white suite, including a bath with shower over, wash hand basin and W/C.

Outside, the rear garden has been attractively landscaped with artificial lawn and paved areas, creating a low-maintenance space for outdoor seating and entertaining. The garden is enclosed by brick walls and fencing and benefits from a gate providing access to the back of the property. Allocated parking is also provided which is found through the back gate, adding further practicality to this well-presented home.





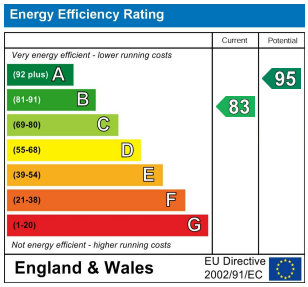


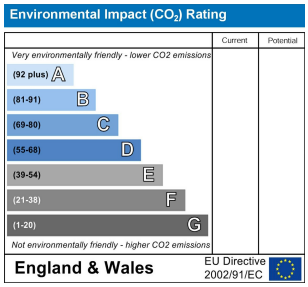


Lounge/Diner 17'8" max x 10'9" max (5.4m max x 3.3m max)
Kitchen 11'1" max x 8'7" max (3.39m max x 2.64m max)
Bedroom One 11'1" x 10'11" (3.38m x 3.33m)
Bedroom Two 14'3" x 8'10" (4.35m x 2.7m)
Bathroom 7'0" x 6'6" (2.15m x 1.99m)
Cloakroom 6'0" x 3'10" (1.85m x 1.19m)

Service Charge
The vendor informs us that there is a £249 per annum service charge for maintenance of communal areas.







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.