



Instinct Guides You



## Netherton Road, Weymouth £450,000

- Ground Floor Bedroom With En-suite
- Southerly Aspect Garden With Parking
- Generous Proportions Throughout
- Versatile Accommodation Over Three Floors
- Close To Newtons Cove & Nothe Fort
- Spacious Semi-Detached Property
- No Onward Chain
- Far Reaching Sea Views



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Wilson Tominey are delighted to offer this generously proportioned three double bedroom home that offers versatile accommodation across three floors, including two reception rooms, a ground floor bedroom with ensuite and southerly aspect front garden. Offered with no onward chain.

Step into the bright and welcoming dining hall, where a south facing bay window fills the space with natural light creating a pleasant space to entertain or family living. A door leads to the kitchen which offers ample cabinetry, including a double oven, four-burner gas hob, and space for all your essentials including a large fridge/freezer and washing machine. A side door offers easy access to a side path that leads to the frontage.

The sitting room is a standout space —stretching the full depth of the house, it features a striking grand fireplace and benefits from large sliding doors that open directly onto the garden, merging the boundaries between home and garden. The room is very spacious an offers versatility in layout due to its size with ample space for a range of furnishings.

The principal bedroom completes the ground floor and provides a spacious retreat with its own ensuite shower room. Ideal for those seeking single-level living or guest privacy, this space is both comfortable and convenient.

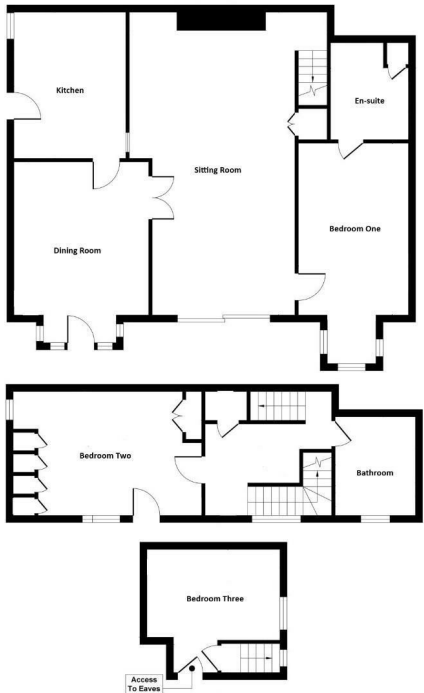
On the first floor, bedroom two is a bright dual aspect room that offers ample space and uniquely includes access to large roof area enjoying elevated views of the garden. The family bathroom is well-appointed with a corner shower, bidet, wash basin, and W.C.

The top floor hosts bedroom three, a quiet hideaway with far reaching sea views—ideal as a guest room, creative studio, or peaceful home office.

The front garden offers a tranquil setting framed by mature trees, with a gravelled driveway providing off-road parking.

Agents Comments - Please note the property involves a flying freehold.

- Dining Room 13'6" + bay x 11'9" (4.12 + bay x 3.59)
- Sitting Room 27'1" max x 17'8" max (8.28 max x 5.39 max )
- Kitchen 11'6" max x 9'9" (3.51 max x 2.99)
- Bedroom One 15'3" x 9'8" (4.65 x 2.95)
- En-suite 8'4" x 6'11" (2.56 x 2.12)
- Bedroom Two 16'4" x 10'9" (5.00 x 3.30)
- Bedroom Three 11'9" max x 10'9" (3.59 max x 3.30)
- Bathroom 8'5" x 6'11" (2.59 x 2.12)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.