



Instinct Guides You



Grove Terrace, Weymouth £270,000

- No Onward Chain
- Two Double Bedrooms
- Recently Installed Solar Panels & Battery Storage
- Off Road Parking
- Open Plan Living/Dining Room
- Close To Amenities & Town Centre
- Charming Terrace Row Set Back Main Road
- Contemporary Kitchen & Bathroom
- Utility & Cloakroom
- Bright & Airey End Of Terrace Home



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



Welcome to Grove Terrace — a charming and characterful home tucked just off Cromwell Road, moments from the town centre and a wide range of amenities. This delightful terrace benefits from off-road parking for two vehicles, an open-plan living and dining area, and a rear extension providing a useful utility space and cloakroom. The property is offered with no onward chain.

Set within a small row of houses, the home enjoys both pedestrian access from the front and vehicular access to the rear.

Inside, a practical vestibule provides handy storage before opening into the spacious open-plan lounge/dining room. This inviting area offers ample room for a variety of furnishings and allows great versatility in layout.

The kitchen features a range of fitted cabinetry along with built-in appliances. It flows seamlessly into a compact utility space, adding further convenience to the ground floor. A cloakroom completes the downstairs accommodation.

To the first floor are two double bedrooms and the family bathroom. Bedroom One is a generous double spanning the full width of the property. Adjacent, Bedroom Two is also a comfortable double with pleasant views over the rear garden. The family bathroom has been finished to a high standard, comprising a shower cubicle, bath, hand basin and W.C., all set against contemporary tiling with a stylish brick-effect feature wall.

The rear garden is a good size and begins with a covered patio adjoining the house — a sheltered and enjoyable space for outdoor dining or entertaining. The garden continues on a level plot with a lawn bordered by planting, leading to a large insulated cabin at the far end, offering excellent versatility for work, hobbies or storage. Beyond this, there is parking for two vehicles.

The current owners have improved the property by adding solar panels on all three aspects of the house, along with battery storage.

- Kitchen 10'0" x 6'8" (3.06 x 2.04)
- Lounge/Dining Room 21'9" max x 14'0" max (6.63 max x 4.29 max)
- Utility 6'2" x 4'5" (1.89 x 1.37)
- Cloakroom 6'2" x 2'9" (1.89 x 0.86)
- Bedroom One 14'2" x 10'3" (4.33 x 3.14)
- Bedroom Two 10'11" x 8'10" (3.34 x 2.71)
- Bathroom 9'8" x 6'2" (2.96 x 1.89)
- Garden Cabin 8'11" x 8'3" (2.73 x 2.54)



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