



Instinct Guides You



## Smallmouth Close, Weymouth Offers In Excess Of £260,000

- **\*\*\*SOLD STC\*\*\***
- **Parking At The Front & Rear**
- **Set Back From Smallmouth Beach**
- **No Onward Chain**
- **Modern Kitchen & Bathroom**
- **Utlitly Room**
- **Short Stroll to the Rodwell Trail**
- **Gated Rear Access**
- **Westerly Garden**



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\*\*\*SOLD STC\*\*\*

Just moments away from the WATERS EDGE in the popular Smallmouth Close, just a short stroll from Smallmouth Beach and the Rodwell Trail, this well-presented two bedroom end of terrace house enjoys SEA VIEWS and benefits from a WESTERLY facing garden. Offered with NO ONWARD CHAIN, the property also features a modern kitchen and bathroom, cloakroom, gated rear access and PARKING to both the front and rear.

The property is approached via a driveway leading to the front door, which opens into an entrance hall with stairs rising to the first floor. A door leads into the kitchen, fitted with a range of modern wall and base units with work surfaces over and integrated cooking appliances. Beyond the kitchen, the accommodation opens into a bright lounge/dining room, providing a comfortable living and entertaining space. A sliding glazed door allows plenty of natural light and provides access to the garden. The ground floor also benefits from a utility room allowing space for appliances, wash hand basin and a W/C.

On the first floor, the landing gives access to two bedrooms and the family bathroom. The principal bedroom overlooks the rear garden, whilst the second bedroom enjoys attractive views towards the sea, both benefitting from built in storage. The bathroom has been updated with a modern suite including a walk in shower, wash hand basin and WC.

Externally, the rear garden is a particular feature of the property, enjoying a westerly aspect and offering a combination of lawn, pathway and seating areas. A covered patio adjoining the rear of the house provides a sheltered space for outdoor dining and relaxation. Gated rear access leads to the parking area at the rear of the property, while additional parking is available to the front.

The property is ideally positioned for access to coastal walks, the beach and local amenities.

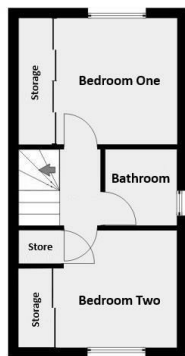
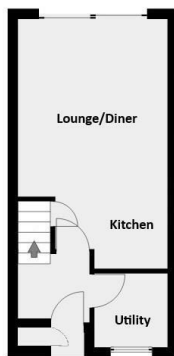
**Kitchen/Lounge/Diner 19'9" max x 11'8" max (6.03 max x 3.57 max )**

**Bedroom One 10'0" x 9'6" (3.05 x 2.91 )**

**Bedroom Two 9'6" max x 9'3" max (2.92 max x 2.83 max )**

**Bathroom 6'0" x 5'8" (1.84 x 1.73)**

**Utility Room 5'10" x 5'9" (1.78 x 1.77 )**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			69
(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	

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	

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.