Instinct Guides You



Rylands Lane, Weymouth
£200,000

- South Westerly Garden
- No Onward Chain
- Side Access
- Substantial Plot
- Close To Bus Route & Schools
- Wyke Regis







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

The Property Ombudsman

Situated in the popular residential area of Wyke Regis, this well proportioned two bedroom home offers spacious accommodation, a substantial plot and useful storage throughout. Conveniently positioned for local amenities and transport links, the property also benefits from a pleasant SOUTH WESTERLY garden with established planting.

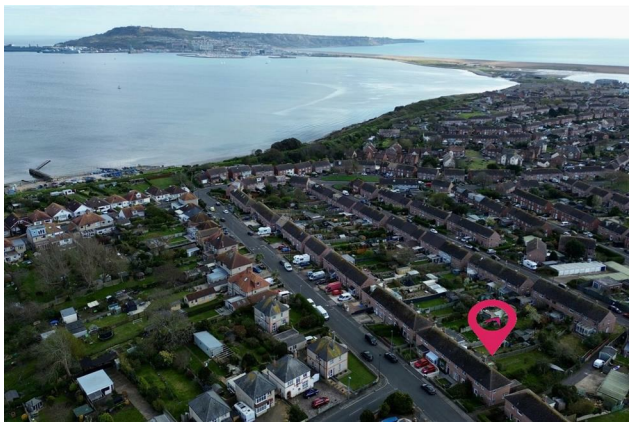
The property is entered via the front door into the hallway, with stairs rising to the first floor and useful storage positioned nearby. To the front of the property is the dining room, a good sized reception space with windows overlooking the front garden. The room provides ample space for a dining table and additional furniture.

The kitchen is positioned towards the rear of the property and is fitted with a range of wall and base units, with space for appliances and a window overlooking the garden. A useful storage area is located to the back of the kitchen on the left hand side. The lounge is also positioned to the rear and provides a generous reception room with windows overlooking the garden.

On the first floor, there are two generously proportioned bedrooms. Both providing good space for bedroom furniturecand positioned to the rear of the property . The shower room is fitted with a shower enclosure, wash hand basin and WC, with a separate WC also located off the landing.

Outside, the property benefits from gardens to both the front and rear. The rear garden offers a substantial lawn with established planting and mature shrubs. A pathway runs alongside the property, with further storage available to the rear.









Lounge 13'6" x 10'11" (4.12 x 3.33)

Kitchen 10'5" x 8'11" > 6'0" (3.2 x 2.72 > 1.83)

Dining Room 8'11" x 8'11" (2.72 x 2.72)

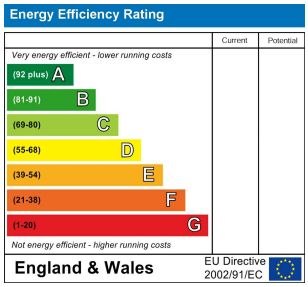
Bedroom One 13'8" x 10'9" > 8'3" (4.17 x 3.3 > 2.54)

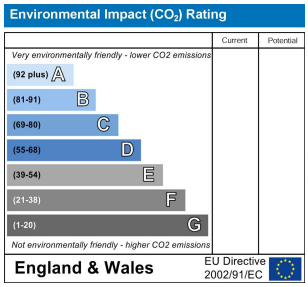
Bedroom Two 13'6" x 8'11" (4.14 x 2.74)

Shower Room 5'11" x 5'1" (1.82 x 1.55)

W.C 5'0" x 2'8" (1.53 x 0.82)







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.