



Instinct Guides You



Chelmsford Street, Weymouth £245,000

- No Onward Chain
- Substantial Extended Home
- Conservatory & Cloakroom
- Two Reception Rooms
- Garden With Rear Access
- Close To Town Centre & Seafront
- Kitchen With Practical Lean-to
- Bathroom & Seperate Shower Room
- Close To Train Station
- Two Double Bedrooms



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated in the heart of Weymouth, just moments from its picturesque seafront and within easy reach of the town centre, this attractive two-double-bedroom character home offers spacious and versatile accommodation arranged over two floors. The extended ground floor provides two reception rooms, a kitchen, lean-to, conservatory and cloakroom.

The ground floor features a comfortable living room with ample space for furniture, enhanced by a charming bay window. Adjacent is the separate dining room, offering excellent versatility for everyday living or entertaining.

The kitchen provides generous fitted cabinetry and space for essential appliances. The property has been extended in two directions: to the rear, a generous conservatory creates a bright second social space with pleasant views over the garden; to the side, a practical lean-to offers useful storage and access to the garden. A cloakroom completes the ground floor perfectly.

Upstairs, the home offers two well-proportioned double bedrooms, along with a family bathroom and a separate shower room. Bedroom One is particularly spacious, spanning the full width of the property and benefiting from a bay window. Bedroom Two is also a comfortable double. Uniquely, the home enjoys both a well-appointed shower room and a separate fully fitted bathroom, finished with decorative tiling.

The private rear garden is predominantly paved, creating a low-maintenance outdoor area ideal for seating and entertaining, complemented by established planting.

Living Room 14'3" x 11'9" plus bay (4.36 x 3.60 plus bay)

Dining Room 12'4" x 8'10" (3.76 x 2.70)

Kitchen 12'3" x 7'10" (3.75 x 2.39)

Lean-To 11'8" x 3'4" (3.57 x 1.03)

Conservatory 12'4" x 8'2" (3.78 x 2.51)

W/C 3'6" x 2'7" (1.09 x 0.80)

Bedroom One 14'3" x 11'9" plus bay (4.36 x 3.60 plus bay)

Bedroom Two 12'4" x 8'10" (3.78 x 2.71)

Bathroom 7'11" x 5'10" (2.42 x 1.80)

Shower Room 6'0" x 4'4" (1.84 x 1.34)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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