



Instinct Guides You



Lismore Drive, Weymouth, DT3 6GN
£330,000

- Modern Nearly New Home
- Remaining NHBC
- Three Bedroom
- Bincome Park Development
- Driveway To Side
- Equidistant Weymouth & Dorchester



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Situated on the sought after Bincombe Park development in Weymouth, this nearly new Lamberhurst design three bedroom home combines contemporary styling with practical family living. Benefitting from a generous rear garden, driveway for two vehicles, a living room with French doors, a modern kitchen/dining room, ground floor cloakroom and the remainder of the NHBC warranty, the property enjoys an attractive setting surrounded by open green spaces and countryside walks whilst remaining within easy reach of Weymouth town centre, local amenities, schools and transport links.

The property is entered via the entrance hall where stairs rise to the first floor and there is a useful understairs storage cupboard together with a ground floor cloakroom fitted with a WC and wash hand basin. Positioned to the front of the property is the contemporary kitchen/dining room, fitted with a range of modern wall and base units incorporating an integrated oven, hob, extractor and integrated fridge/freezer, together with space for a washing machine. There is ample room for a dining table, creating an ideal space for everyday family living. To the rear, the living room is bright and spacious, enjoying French doors opening directly onto the rear garden, allowing plenty of natural light while creating an excellent space for relaxing and entertaining.

The first floor landing provides access to three bedrooms, with the principal bedroom and bedroom two both being doubles. Bedroom three offers flexibility as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC, while a useful storage cupboard on the landing provides additional practicality.

Externally, the property enjoys a generous enclosed rear garden, with a paved patio adjoining the house, creating an excellent space for outdoor dining, entertaining and family enjoyment. To the side, the property benefits from parking for two vehicles.

Constructed by Lovell Homes, the property benefits from the remainder of its NHBC warranty, offering additional peace of mind. Combining modern accommodation with an enviable position on the popular Bincombe Park development, this is an excellent opportunity to acquire a stylish family home close to open countryside, local amenities and the Jurassic Coast.

Living Room 16'0" x 9'2" (4.89 x 2.8)

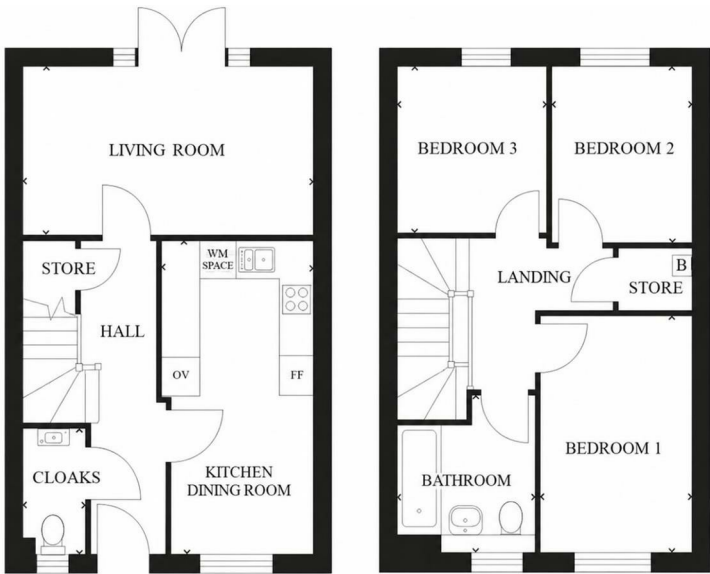
Kitchen/Diner 16'2" x 7'11" (4.95 x 2.42)

Bedroom One 12'4" x 8'2" (3.76 x 2.49)

Bedroom Two 9'8" x 7'8" (2.97 x 2.34)

Bedroom Three 9'2" x 8'1" (2.8 x 2.47)





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	