



Instinct Guides You



Rosebay Drive, Weymouth £230,000

- Southerly Garden
- Two Double Bedroom
- Driveway
- End Terrace
- Remaining Premier Guarantee
- Cloakroom
- Well Presented
- Cul-De-Sac Location



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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.

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Situated within a modern residential area on the outskirts of Weymouth, this well presented TWO DOUBLE bedroom end terrace home offers open plan living, a SOUTHERLY facing garden, DRIVEWAY and a convenient position close to local amenities, schools and transport links into the town centre and surrounding countryside. The property provides a practical and low maintenance layout, ideal for first time buyers, downsizers or those seeking a comfortable home.

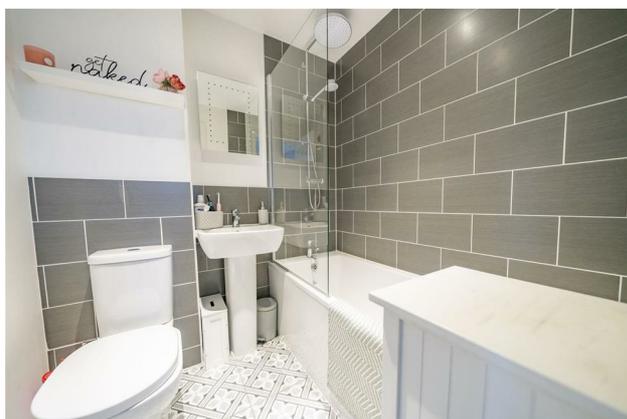
The front door opens into an entrance hallway with stairs rising to the first floor and access through to the main living spaces. Positioned to the front, the kitchen is fitted with a range of contemporary units and work surfaces with some integrated appliances, creating a bright and functional area for everyday cooking and dining.

To the rear, the lounge forms an open plan reception room with space for both seating and relaxation. Natural light filters in from the garden side, and the layout provides a pleasant connection to the outdoor space, making it well suited to both quiet evenings and entertaining. A convenient cloakroom finishes the ground floor accommodation.

Upstairs, the landing leads to two bedrooms and the family bathroom. The principal bedroom is a comfortable double room, while the second double bedroom offers flexibility for use as a guest room, nursery or home office. The bathroom is contemporary in style fitted with a bath, wash hand basin and WC.

Externally, the rear garden benefits from a southerly aspect and is arranged with a generous patio and lawn areas, offering an ideal setting for outdoor seating, dining and enjoying the sunshine throughout the day. The enclosed design provides a manageable space for everyday enjoyment with gated side access to the driveway.

Overall, this is a neatly presented home in a convenient Weymouth location, combining bright living accommodation with a sunny garden and easy access to both town and coast.



Room Dimensions

Open Plan Living/Kitchen 22'2" x 12'0" max (6.77 x 3.68 max)

Lounge Area 12'0" x 11'2" (3.68 x 3.42)

Kitchen Area 10'11" x 9'1" (3.35 x 2.77)

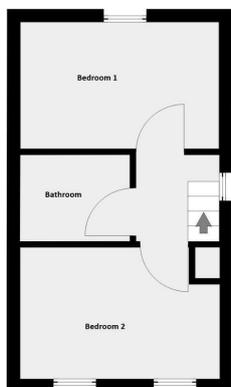
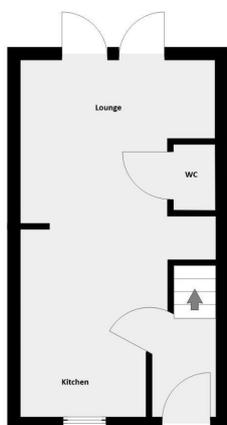
Bedroom One 12'2" x 7'10" (3.73 x 2.4)

Bedroom Two 12'3" x 7'8" (3.75 x 2.36)

Agents Note

The vendor had informed us that when the site is finished the properties will be subject to a management fee for the communal areas as per all modern new build developments, at current however there is no charge, the belief is the charge will be approximately £238 per annum.

We recommend these details are checked by a solicitor before incurring costs.



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	

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.