



Instinct Guides You



Lea Road, Weymouth, Dorset DT4 9HT
Offers in excess of £180,000

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



A TWO DOUBLE BEDROOM house with WESTERLY REAR GARDEN ENJOYING VIEWS OF CHESIL BEACH and SEA. The property with LARGE KITCHEN/DINER is situated in WYKE REGIS being within close proximity to many amenities including a variety of shops, schools and endless coastal walks. The property offers well proportioned accommodation throughout comprising entrance hallway, lounge, modern kitchen/diner lean to and cloakroom. To the first floor are two bedrooms and bathroom. Outside there is a westerly facing rear garden and parking bays.

Double Glazed Door Into:-

Hallway

Stairs to first floor. Radiator. Storage cupboard. Doors to:-

Lounge 11'10" x 11'5" (3.61 x 3.48)

Front aspect double glazed window. Radiator. Television point.

Kitchen/Diner 11'7" x 11'4" (3.54 x 3.47)

High gloss fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset single bowl sink unit. Space for cooker, washing machine, slimline dishwasher and upright fridge freezer. Tiling. Rear aspect double glazed window. Radiator. Larder.

Lean to 14'10" x 5'3" (4.54 x 1.61)

Rear aspect double glazed window. Double glazed door to garden. Door to:-



Bedroom Two 11'8" x 13'10" x 9'8" max (3.56 x 4.24 x 2.95 max)

Rear aspect double glazed window enjoying views of chesil beach and sea. Radiator.



Bathroom

Arranged as a wet room comprising shower area. Low level wc. Pedestal wash hand basin. Radiator. Non slip flooring. Rear aspect double glazed window.



Cloakroom

Low level WC. Wall mounted wash hand basin.

First Floor Landing

Linen storage cupboard. Cupboard housing boiler and hot water cylinder. Lof5 access. Doors to:-

Bedroom One 17'7" max 9'7" (5.38 max 2.93)

Front aspect double glazed window enjoying views over surrounding hills. Radiator. Built in wardrobe.

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition or suitability 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.

Westerly Garden

Laid to paving enclosed by fencing. Wooden shed. Gated access.

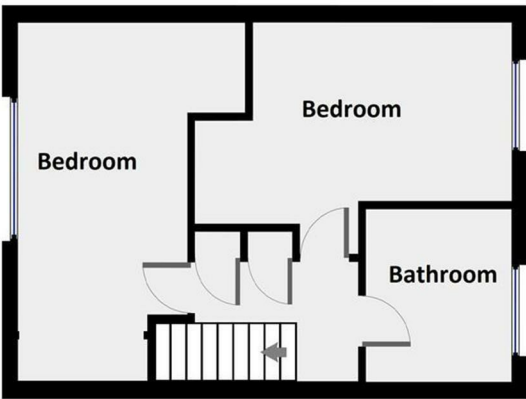
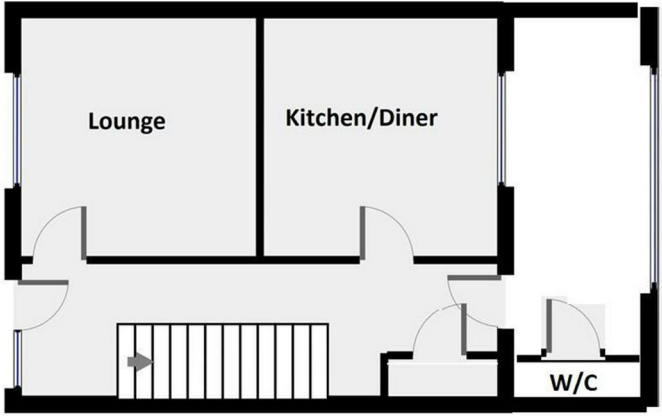


Front Garden

Lawned garden enclosed by miniature fence

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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