



Instinct Guides You



St. Helens Road, Weymouth, Dorset DT4 9DY Offers in excess of £315,000

A deceptively SPACIOUS and VERSATILE family home for sale in Lanehouse with LARGE OPEN PLAN KITCHEN, DINING and FAMILY ROOM spanning the width of the rear of the house with DOORS OPENING ONTO THE GARDEN. The ground floor accommodation also comprises a SEPARATE LOUNGE, UTILITY ROOM & CLOAKROOM, a door then leads to a space that was the garage (no building regs) with window and shower. Upstairs are three bedrooms, MASTER EN-SUITE AND a family bathroom. There are paddle steps leading up to the FOURTH BEDROOM with Velux window. Outside the block paved frontage provides off road parking for several vehicles, there is a mainly lawned rear garden. There is still some storage in the former garage.



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Entrance

Front aspect double glazed opaque windows and door to :-

Wall enclosed rear garden with patio abutting the house, mainly laid to lawn with space for shed and gated side access

Hallway

Wood laminate flooring, stairs to first floor, ceiling light point, under stairs cupboard, doors to :-

Lounge 12'10 x 12'2

Front aspect double glazed bay window, fireplace, ceiling light point, power points, television point, wall mounted radiator, wall lighting, television point, telephone point.

Kitchen Area 21' x 8'3 (6.40m x 2.51m)

Rear aspect double glazed window, integral electric oven with four ring gas hob, sink unit with drainer, power points, tiled floor, range of eye and base level units with work surfaces over, space for dishwasher spotlighting, open plan to :-

Dining Area & Second Lounge 21 x 8'0 approx (6.40m x 2.44m approx)

Dining area with rear aspect double glazed sliding patio doors, radiator, wall lighting, archway through to second lounge, television point, wall lighting, cupboard, wall mounted radiator.

Utility 9'11 x 7'3 (3.02m x 2.21m)

Rear aspect double glazed sliding door to conservatory, sink unit with drainer, space for sink unit with drainer, space and plumbing for washing machine, space for tumble dryer, splash back tiling, tiled floor.

WC

Side aspect double glazed opaque window, tiled floor, close coupled WC, wall mounted radiator.

Conservatory 8'3 x 7'7

Rear aspect double glazed sliding door, side aspect double glazed window, tiled floor, wall lighting.

Former Garage

Side aspect window. Cupboard housing boiler. Shower cubicle.

First Floor Landing

Side aspect double glazed window, paddle steps to second floor, doors to :-

Bathroom

Rear aspect double glazed opaque window, panel enclosed bath, shower cubicle, vanity wash hand basin, low level WC, splash back tiling, wall mounted towel rail, spotlighting, shaver point.

Bedroom One & En-Suite 12'3 x 8'8

Front aspect double glazed bay window, built in wardrobe, radiator. Door opens into an en-suite with shower cubicle and close coupled WC.

Bedroom Two 10'11 x 10'7

Rear aspect double glazed window, built in wardrobe, ceiling light point, power points, television point, radiator.

Bedroom Three 8'3 x 8'0

Front aspect double glazed window, built in wardrobe, ceiling light point, wall mounted radiator.

Bedroom Four 15'0 x 9'5

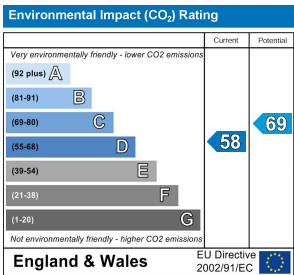
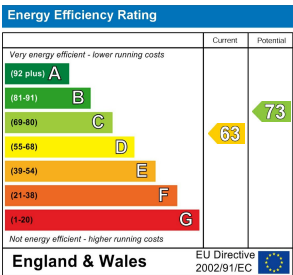
Front aspect double glazed Velux window, eaves storage, wall mounted radiator, television point, power points, ceiling light point.

Outside Front

Block paved frontage provides parking for several cars.

Rear Garden

Initial patio leads to a lawned garden enclosed by panelled fencing.



Important Notice: This information is provided for guidance 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.