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The Finches, Weymouth, Dorset DT3 5QW

Offers in excess of £190,000

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A RECENTLY REFURBISHED TWO DOUBLE BEDROOM END TERRACE house on a CORNER PLOT with SURROUNDING GARDENS, DETACHED GARAGE and PARKING in Broadway. The property is being sold with NO ONWARD CHAIN located in The Finches being within close proximity of many local amenities including a variety of shops, schools and bus route serving Weymouth and Dorchester town centres. The property comprises entrance lean to conservatory/garden room, lounge and newly fitted kitchen/breakfast room. To the first floor are two double bedrooms and bathroom. Outside there is a lawned garden surrounding the property with access into the garage and allocated parking.

Entrance Via Conservatory/Greenroom

Double glazed door into:-



Lounge 12'9" x 13'5" max (3.89 x 4.1 max)

Rear aspect patio doors to garden. Stairs rise to first floor. Wood effect flooring.

First floor landing

Loft access. Side aspect double glazed window. Door to:-

Bedroom One 12'5" x 10'2" (3.8 x 3.1)

Rear aspect double glazed window. Radiator.



Garden Room/Conservatory

Side aspect double glazed door to garden. Dual aspect windows. Door into:-

Entrance Vestibule

Radiator. Doorways through to:-

Kitchen/Breakfast Room

Modern fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink unit. Built in oven. Inset hob with extractor hood over. Space for washing machine and upright fridge freezer. Front aspect double glazed window. Radiator. Wall mounted boiler.



Bedroom Two 11'6" x 7'6" (3.51 x 2.31)

Linen storage cupboard housing radiator. Front aspect double glazed window. Radiator.



Bathroom

Side aspect double glazed window. Paneled bath with shower over. Close coupled WC. Wall mounted wash hand basin. Heated towel rail. Downlighting.



Gardens

Garden surrounds property to side and rear. Gated access to front. Initial paved patio area leading to lawned gardens with planting and shrubs. Hard standing for shed. Door into:-



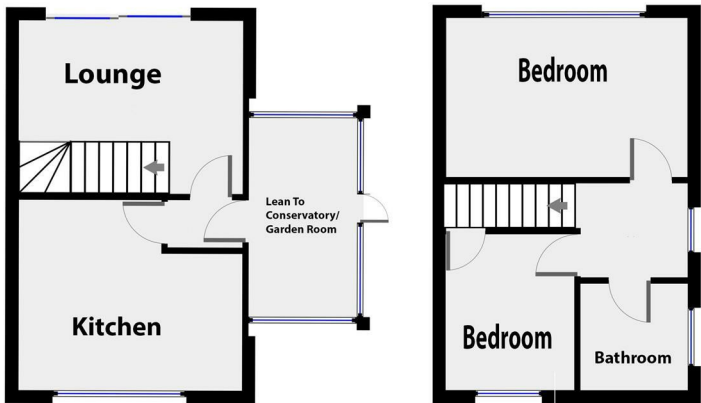
Garage

Detached garage with up and over door.



Allocated Parking

Allocated parking space to rear of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 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.