



Instinct Guides You



## Southview Road, Weymouth, Dorset DT40JF Offers in excess of £210,000

A generous THREE BEDROOM PERIOD home with two reception rooms situated on Southview Road. Located within 1/2 mile of Weymouth town centre. The property with central heating and double glazing comprises lounge with bay window, dining room, modern fitted kitchen and breakfast room, downstairs bathroom, upstairs WC and three bedrooms. To the outside is a garden mainly laid to lawn with pathway leading to rear access to the GARAGE for secure off road parking.



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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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**Door Into:-**

**Entrance Vestibule**

Mosaic tiled floor. Door into:-

**Hallway**

Radiator. Stairs to first floor. Doors to:-

**Lounge 14'0" into bay x 11'5" (4.27 into bay x 3.48)**

Front aspect double glazed bay window. Feature fireplace. Radiator.

**Dining Room 9'4" x 9'4" (2.84 x 2.84)**

Rear aspect double glazed window. Radiator.

**Breakfast Room 12'3" x 9'8" (3.73 x 2.95)**

Two side aspect double glazed windows. Radiator. Storage cupboard. Open access into:-

**Kitchen**

Modern fitted kitchen comprising wall and base units with roll edge work surfaces over. Inset single bowl sink unit. Built in oven. Inset gas hob. Space for upright fridge freezer. Complimentary tiling. Plumbing for washing machine. Side aspect double glazed window. Double glazed door to garden. Door into:-

**Bathroom**

Suite comprising panelled bath with shower over. Close coupled WC. Pedestal wash hand basin. Radiator. Tiled floor. Dual aspect double glazed windows.

**First Floor Landing.**

Loft access. Doors to:-

**Bedroom One 14'3" x 11'3" (4.34 x 3.43)**

Front aspect double glazed bay window. Radiator.

**Bedroom Two 9'6" x 9'7" (2.90 x 2.92)**

Rear aspect double glazed window. Radiator.

**Bedroom Three 9'4" x 9'4" (2.84 x 2.84)**

Rear aspect double glazed window. Radiator.

**WC**

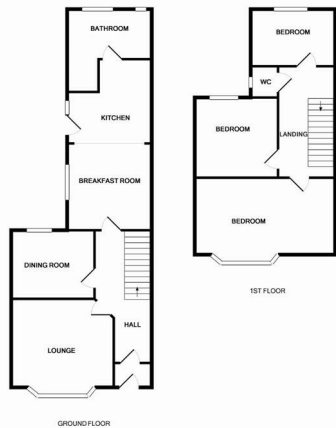
Comprising close coupled WC, vanity sink unit, wall mounted boiler. Complimentary tiling. Side aspect double glazed window.

**Rear Garden**

Initial patio area. Garden mainly laid to lawn with gated rear pedestrian access.

**Garage**

Up and over door. Rear aspect glazed door.



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	
49	61
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 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 <sub>2</sub> emissions	
46	60
EU Directive 2002/91/EC	

Important Notice: Part 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. purposes only and should not be treated as a statement of the condition or suitability of