



Instinct Guides You



Essex Road, Weymouth, Dorset DT4 0BA
Offers in excess of £300,000

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A Victorian FIVE BEDROOM semi detached house with GARAGE situated approximately 1/2 mile from Weymouth's Inner Harbour and Town Centre. This CHARACTER HOME with BAY WINDOWS, CORNICE CEILINGS and FIREPLACES, benefits from THREE RECEPTION ROOMS, kitchen and utility room on the ground floor. On the upper floors are five well proportioned bedrooms, the master with dressing room, and family bathroom. Outside are front and rear gardens a garage and PARKING.

Door Into:-

Entrance Vestibule

Mosaic tiled floor. Stained glass striped wooden door into:-

Hallway

Stairs rising to first floor. Cornice ceiling. Picture rail. Stained glass wooden door to side. Radiator. Stripped wooden doors to:-

Cloakroom

Comprising close coupled WC. Vanity unit. Fitted storage.



Lounge 14'4" x 12'7" plus bay (4.39 x 3.85 plus bay)

Front aspect bay window. Feature fireplace with gas living flame feature, wooden surround. Cornice ceiling. Picture rails. Radiators.

Dining Room 11'10" x 9'4" (3.62 x 2.87)

Dual aspect sealed unit double glazed sash window. Marble feature fireplace with gas fire point. Cornice ceiling. Picture rails. Stripped floorboards. Access through to:-

Breakfast Room 11'10" x 8'11" max (3.62 x 2.73 max)

Wall and base units with roll edge worksurfaces over. Rear aspect sash window. Dado rail. Door to:-



Kitchen 9'4" x 8'11" (2.87 x 2.73)

Fitted kitchen comprising limed oak style wall and base units with roll edge worksurfaces over. Inset double bowl belfast sink unit. Space for gas/ electric cooker with extractor hood over. Space for washing machine and dishwasher. Dual aspect double glazed windows. Loft access into boarded space with lighting.. Downlighting. Door to:-



Lean To Conservatory 9'3" x 5'1" (2.83 x 1.55)

Comprising wall and base units with roll edge worksurfaces. Belfast sink. Rear aspect double glazed window. Double glazed door to garden.

First Floor Landing

Stairs to second floor. Stripped wooden doors to:-



Bedroom One 12'7" plus bay x 11'1" (3.84 plus bay x 3.38)

Front aspect bay window. Radiator.



Dressing Room 10'1" x 6'1" (3.08 x 1.86)

Dressing room or ideally suited to arrange as an En-suite. Front aspect window.

Bedroom Two 11'10" x 9'1" (3.61 x 2.77)

Rear aspect double glazed window. Radiator. Coved ceiling.

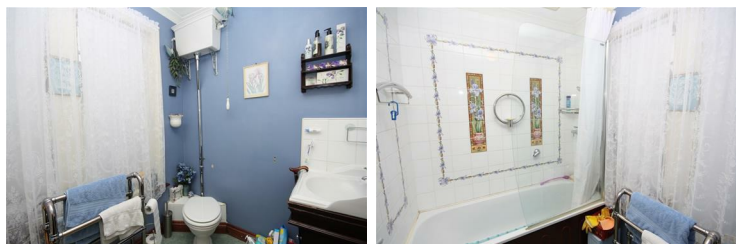


Bedroom Three 10'8" x 9'4" (3.26 x 2.87)

Side aspect sash window. Coved ceiling. Radiator.

Bathroom

Suite comprising panelled bath with shower over. High level WC. Vanity unit. Side aspect window. Tiling. Heated towel rail.



Second Floor Landing

Side aspect windows. Extensive eaves storage which is boarded and insulated. Doors to:-

Bedroom Four 16'0" x 8'2" (4.88m x 2.49m)

Front aspect window.

Bedroom Five 12'0" x 7'6" (3.68 x 2.3)

Rear aspect double glazed dormer window. Airing cupboard housing boiler.

Rear Garden

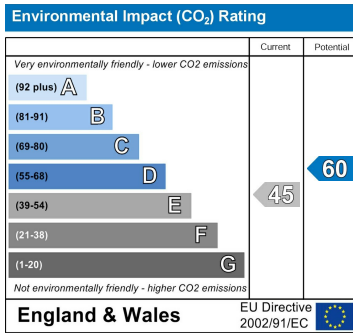
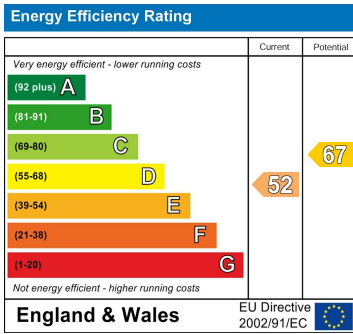
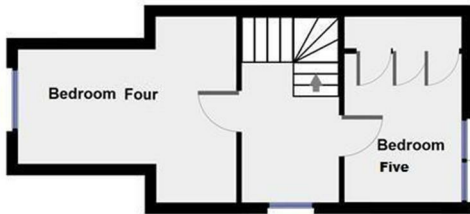
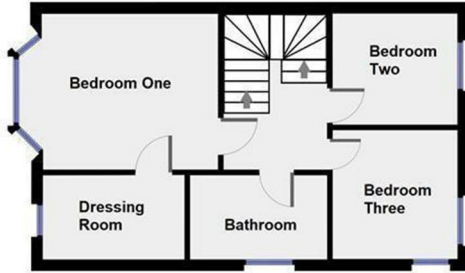
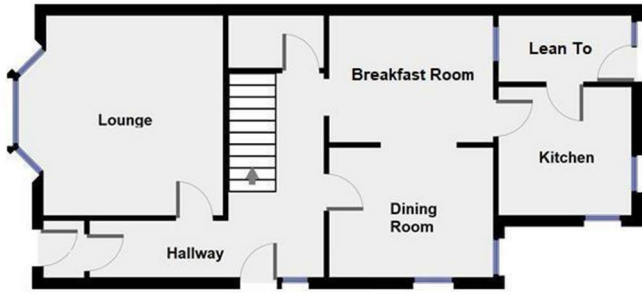
Mainly laid to lawn with paved patio area, planting and shrubs.



Garage & Parking

Garage with up and over door with parking in front.





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.