



Instinct Guides You



## Weyview Crescent, Weymouth Offers In Excess Of £400,000

- No Onward Chain
- Well Presented Throughout
- Family Bathroom & En-suite
- Mature Attractive Rear Garden
- Garage & Driveway Parking
- Close To Beautiful Country Walks
- On A Bus Route - Close To Schools
- Modern Fitted Kitchen / Dining Room
- Cul-de-sac Position
- Close To Upwey Train Station



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Wilson Tominey are delighted to offer this well-presented three-bedroom detached family home, set in an attractive cul-de-sac close to beautiful countryside walks and convenient transport links. The property enjoys a mature rear garden, well-proportioned living spaces and a garage with ample driveway parking.

Inside, the hub of the home is the pleasant living room positioned at the rear. Sliding doors open directly onto the garden, helping to blur the boundaries between indoor and outdoor living. The room is generously sized, allowing flexibility for a range of furniture and layouts.

Adjacent, the kitchen/diner has been remodelled by the current owner. The kitchen features sleek modern cabinetry, ample work surfaces and space for appliances, with a side door providing external access. A cloakroom completes the ground floor perfectly.

Rising to the first floor are three bedrooms and the family bathroom. Bedroom one is a generous double enjoying far-reaching views over the surrounding countryside, complemented by a well-appointed en-suite shower room. Bedroom two is another comfortable double, while bedroom three is a spacious single currently arranged as a home office/study.

The family bathroom comprises a modern white suite with bath and shower over, hand basin and W.C., set against contemporary tiling.

The rear garden is a true highlight — a relatively private, mature space adorned with a variety of flowers, trees and shrubs. A patio provides an excellent area for outdoor dining and entertaining, and also offers access to the garage. Part of the garage has been partitioned to create a versatile space currently used as a home gym. Side access leads to the front, where there is parking for several vehicles.

**Location**  
Weyview Crescent is a sought-after cul-de-sac positioned on the borders of the picturesque Wey Valley. Both Dorchester & Weymouth are easily accessible, and a range of amenities — including schools and transport links — are within close proximity.

- Living Room 16'10" x 9'8" (5.13m x 2.95m)
- Kitchen/Dining Room 13'10" x 9'11" (4.22m x 3.02m)
- Cloakroom 4'9" x 2'8" (1.45m x 0.81m)
- Garage/Home Gym 15'7" x 8'7" (4.75m x 2.62m)
- Bedroom One 10'1" max x 12'0" max (3.07m max x 3.66m max )
- En-suite 7'8" max x 3'7" (2.34m max x 1.09m)
- Bedroom Two 10'0" x 8'10" (3.05m x 2.69m)
- Bedroom Three 6'9" x 6'4" (2.06m x 1.93m)
- Bathroom 6'5" x 6'0" (1.96m x 1.83m)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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 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.