

**DIRECT**



**MOVES**



## **Tyneham Close** **, Weymouth DT3 5RQ**

- Substantial, Four Bedroom family home
- Private rear garden with fields to the rear
- Ample parking with Driveway AND Garage
- Popular residential area with excellent school catchment
- Recently installed Glow Worm combination boiler
- Open plan living room/ diner with conservatory to the rear
  - Master bedroom with en-suite shower room
- Nearby transport links & well situated for access in and out of Weymouth
- Far reaching countryside outlook to the rear

**£400,000 Freehold**





#### **Front of property**

A concrete driveway provides ample off road parking and an up and over door enters into the garage, an area laid to lawn is adorned with a variety of mature shrubbery and the double glazed upvc front door opens into the entrance hallway..

#### **Entrance hallway**

An obscured, double glazed UPVC door opens into the hallway which features a wall mounted radiator, double glass doors into the living room, attractive dado rails and stairs rising to the first floor landing.

#### **Living room**

13'1" x 12'5"

A light and airy front aspect room with a floor to ceiling obscured double glazed window and a large double glazed window looking onto the front driveway, Fireplace, ceiling coving, the space flows seamlessly into the...



#### **Dining room**

9'10" x 10'9"

A glass panel door into the kitchen, double glazed sliding door into the conservatory, ceiling coving, and opening into the living room.

### **Kitchen/ Utility**

14'9" x 11'5"

A rear and side aspect room with double glazed windows, a range of both eye and base level units, and integrated oven and hob, a stainless steel one and a half bowl sink with stainless mixer tap, An archway separates the kitchen and utility area.

The utility area offers counterspace with room for white goods. Other features include a wall mounted radiator, ceiling coving.

### **Conservatory**

13'9" x 6'10"

A dual, front and rear, aspect conservatory with double glazed windows looking onto the rear garden, double glazed sliding doors open onto the rear garden.

### **First floor landing**

A door into a large earring cupboard, they do rails, doors into all first floor rooms and a door into second floor stairwell.

### **Bedroom one**

13'1" x 8'10"

A well proportioned front aspect bedroom with a double glazed window, mirror sliding doors into wardrobe space, wall mounted radiator, and a door into the ensuite.

### **En-suite**

6'6" x 6'6"

A front aspect en-suite with an obscured double glazed window, a hand wash basin with stainless taps, a low level WC, a shower with handheld attachment and a door into a large storage cupboard.

### **Bedroom two**

13'1" x 8'10"

Front aspect double bedroom with a double glazed window, double doors into built-in wardrobe space with shelving and hanging out, a wall mounted radiator.

### **Bedroom three**

9'2" x 9'2"

Rear aspect double bedroom with a double glazed window with far reaching filled and countryside views, a door into built in wardrobe.

### **Shower room**

A rear aspect shower room with an obscured double glazed window, a corner shower with handheld shower attachment, a heated towel rail, a hand wash basin and low level WC with incorporated storage. The room is fully tiled.

### **Bedroom four**

8'10" x 9'2"

A rear aspect bedroom with a double glazed window with further filled and countryside views, the wall mounted radiator and double doors into storage space.

### **Loft room**

6'6" x 22'11"

A dual front and rear aspect room with four Velox windows, two wall mounted radiators and doors at the rear into shelved storage, small doors provide access into eaves

### **Rear garden**

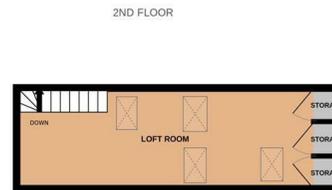
Fully fence enclosed rear garden with a patio area an area lead to lawn and a decking area with picket fencing, side access via a secure wooden gate. The space is private with grass fields to the rear. Outside tap.

### **Integral garage**

An up and over door provides access into the integral garage, with power and lighting it is a very versatile space. The garage also houses the recently installed (2 years old) combination boiler and meters on wall.



Local Authority  
Council Tax Band D  
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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