

25b Hillcrest Road, Weymouth, DT4 9JP

A spacious two bedroom first floor apartment, located in this popular residential position in Wyke Regis. The property has its own front entrance to the first floor, gas central heating, UPVC double glazed windows, a fitted kitchen and bathroom, and a single garage to the rear of the property. Being sold vacant with no forward chain.





ENTRANCE HALL

Own private entrance, tiled floor, and stairs to first floor.

FIRST FLOOR

Panel radiator, loft hatch, and storage cupboards.

LIVING ROOM

16'0" x 12'5" (4.90m x 3.80m)

Double aspect room, and panel radiator.

KITCHEN

10'9" x 9'2" (3.30m x 2.80m)

Double aspect room, range of base and wall units, one and a half bowl sink with mixer tap, tiled splash backs, built in electric oven, gas hob and extractor above, plumbing for washing machine, space for fridge freezer, wall mounted 'Vaillant' boiler, and panel radiator.

BEDROOM ONE

12'9" x 11'1" (3.90m x 3.40m)

Window to front, panel radiator, and built in wardrobe.

BEDROOM TWO

13'1" x 8'6" (4m x 2.60m)

Window to front, panel radiator, an storage cupboard.

BATHROOM

Window to side, panel bath with mixer tap and shower attachment, tiled splash backs, low level WC, wash hand basin, and panel radiator.

OUTSIDE

The property has a garage and parking to the rear of the property which is accessed from St Annes Road.

LEASE & SERVICE CHARGE

999 Years from 1978 with a Share of Freehold Service charge 50/50% buildings insurance with Ground Floor and both contribute as and when any repairs arise.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 20 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas No Risk

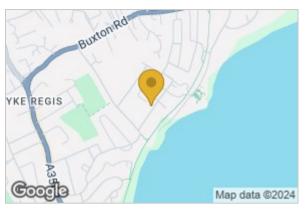
Surface High Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

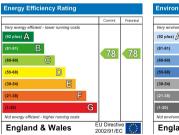
Area Map

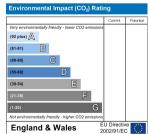


Floor Plan



Energy Efficiency Graph





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