






27 Dumbarton Road
Weymouth, DT4 9BY

Asking Price £220,000 Leasehold

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A versatile 3/4 bedroom maisonette in a popular residential location of Wyke Regis with beautiful direct sea view across to Portland Harbour. This unique and deceptively spacious property is situated within easy walking distance to the Rodwell trail providing coastal walks to Smallmouth Beach. This property is an ideal second home or investment property and is being offered to the market with no onward chain. There is no allocated parking with this property, but ample street parking available.

Entrance

From the entrance hall there are stairs rising to the first floor with a storage cupboard underneath.

Landing

A side aspect window and doors to all principle rooms, two storage cupboards and access to the stairs rising to the floor loft rooms.

Living Room

18'7" x 11'2" (5.68 x 3.42)

Spacious duel aspect living room with fireplace and opening to the kitchen

Kitchen

12'6" max x 8'2" max (3.82 max x 2.50 max)

Ample eye and base level cupboards and worktop space, space for freestanding cooker, built in cooker hood, rear aspect window with sink and drainer below

Bedroom 1

10'4" x 11'9" (3.16 x 3.60)

Double bedroom with rear aspect window and storage cupboard/wardrobe.

Bedroom 2

10'0" x 13'5" (3.06 x 4.09)

Two front aspect windows, storage cupboard/wardrobe and recess under loft room stairs.

Shower Room

Fully tiled modern suite with side aspect window, corner shower cubicle, hand wash basin, WC and heated towel rail.

Study area (Potential 4th bedroom)

16'1" x 18'5" (4.92 x 5.62)

RESTRICTED HEAD HEIGHT

Open staircase with a side aspect Velux window and front facing Velux window with direct sea views.

Bedroom 3

16'1" x 11'4" (4.92 x 3.47)

RESTRICTED HEAD HEIGHT

Front aspect Velux window with direct sea views.

Outside

Front - Shared access with neighbouring property with enclosed private courtyard garden, block built shed.
Rear - Enclosed and gated rear garden predominantly laid to patio with large summer house.

There is no allocated parking with this property.

Council Tax

Band A





Lease

Lease term - 125 years from 23rd January 1989

Term Remaining - 88 Years

Service/Maintenance charge -

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 4 mbps

Superfast - 51 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas - No Risk

Surface Water - Very Low

Services

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

Completion certificate supplied to confirm loft conversion into 2 bedroom in 1996.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



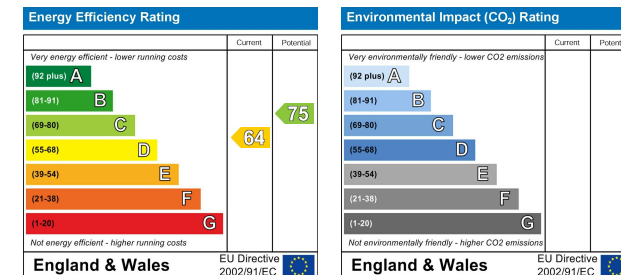
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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