



4 Verne Road
Weymouth, DT4 0RX

Offers In Excess Of £215,000 Leasehold - Share of Freehold



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A beautifully presented first-floor apartment with two spacious double bedrooms, including a master ensuite. Residents will appreciate the convenience of being close to local shops and amenities, as well as easy access to the main bus route. A short stroll will take you to the local public house, the picturesque Sandsfoot beach, and the Rodwell Trail. The property also boasts a carport parking space, along with ample visitors' parking and the well-maintained communal gardens.

Entrance Hallway

L-shaped hallway with access to all rooms, large storage cupboard

Living room

13'4" x 15'3" (4.07 x 4.65)

Bright living room with front aspect Juliette doors and side aspect UPVC double glazed window

Kitchen

10'7" x 7'11" (3.25 x 2.42)

Fitted kitchen with eye and base level cupboards, ample worktop space with 1 and quarter sink with drainer, 4 ring gas hob with electric oven below and cooker hood above, spaces for under counter domestic appliances, front aspect UPVC double glazed window.

Bedroom 1

13'4" x 15'3" (4.07 x 4.65)

Dual aspect double bedroom with UPVC double glazed windows to the side and rear aspects, built in wardrobe/cupboard, access to the master ensuite

Ensuite

Shower cubicle, built in hand wash basin with storage and WC

Bedroom 2

13'4" x 8'6" (4.07 x 2.60)

Double bedroom with front aspect UPVC double glazed window, built in cupboard housing utility meters, built in cupboard/wardrobe

Bathroom

Walk-in shower with glass screen, built in hand wash basin, WC and low level storage cupboard with worksurface above.

Outside

Well maintained communal gardens with drying area, seating areas laid to gravel and patio, secure carport parking for residence with ample visitors parking spaces.

Council Tax

Band C





Lease information

Length of lease: 125 years

Lease remaining: 100 years

Service charge: £1200.00 per annum

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard -13 mbps

Superfast - 62 mbps

Ultrafast -1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

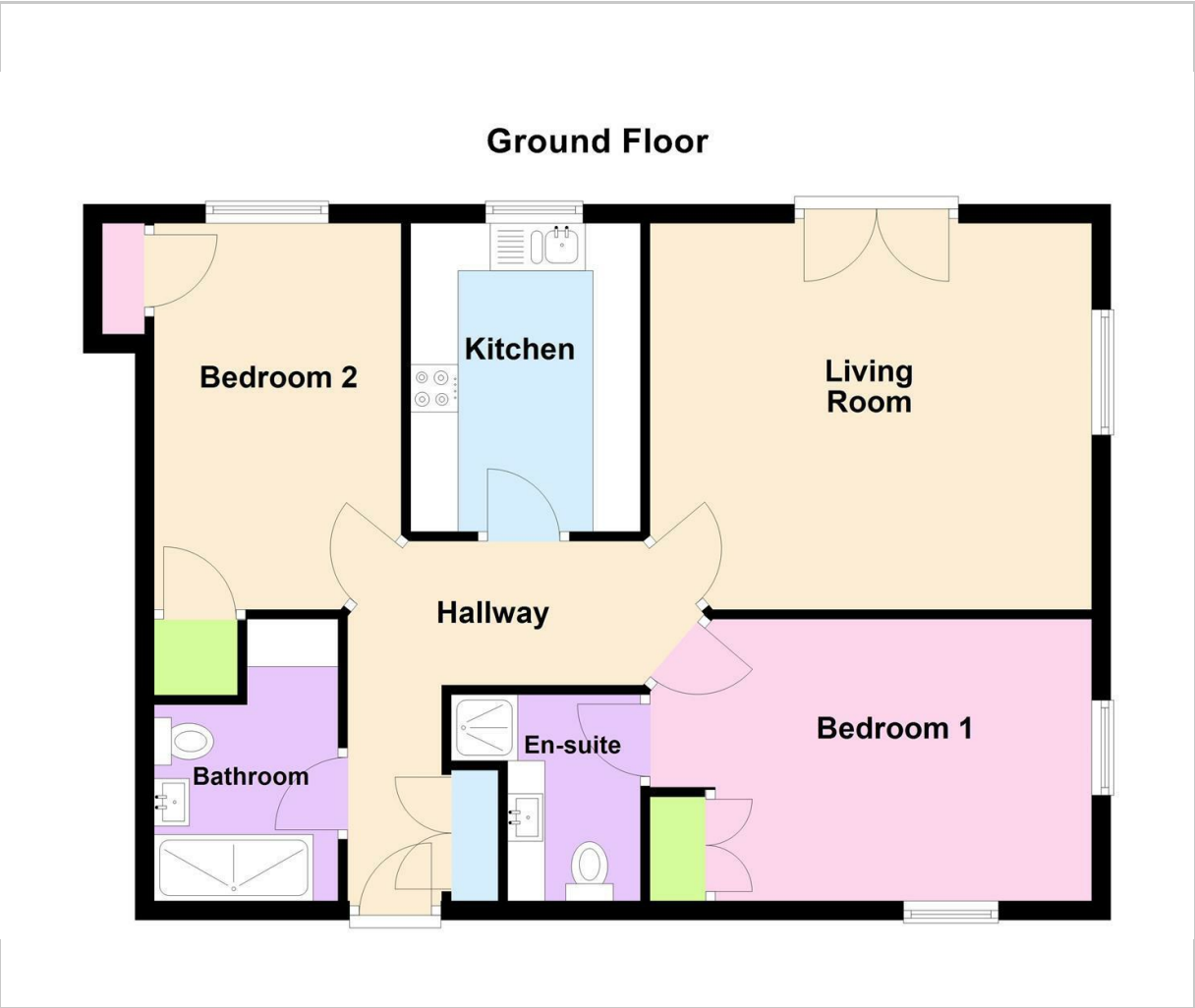
The property is supplied with mains gas, electricity and water, and mains drainage.

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



Floor Plan

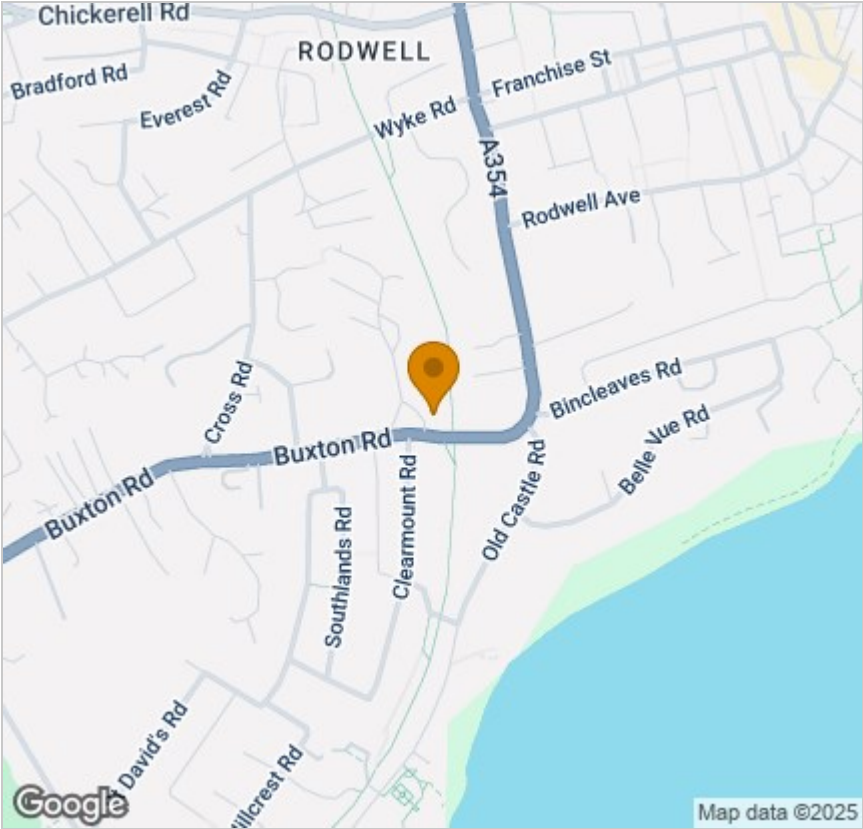


Viewing

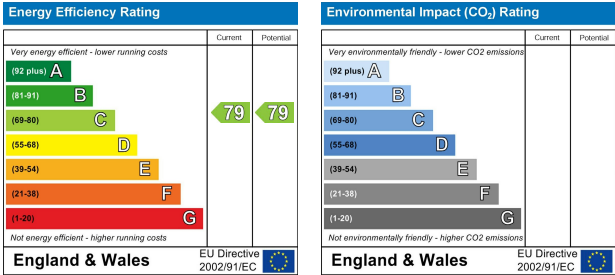
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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