



**Connells**

Viewpoint Preston Road  
Weymouth





### Property Description

The accommodation in brief comprises entrance vestibule, hallway, large open plan lounge/dining room/kitchen with modern fitted integrated kitchen with quartz worktops, two bedrooms with the master being en-suite and bathroom. Outside there is a well kept communal garden with allocated parking and numerous visitors' spaces.

#### Entrance

Door into:-

#### Entrance Vestibule

Door Into:-

#### Hallway

Wooden flooring. Airing cupboard housing hot water cylinder. Wooden doors to:-

#### Open Plan Living

#### Kitchen/ Dining/ Living Area

25' 4" x 18' 3" (7.72m x 5.56m)

Large open plan living space with modern fitted kitchen comprising high gloss soft close wall and base units with Quartz worksurfaces over. Inset ceramic one and a half bowl sink unit with extendable hose mixer tap. Inset hob with central hanging extractor hood over. Built in oven. Integrated dishwasher, washing machine, fridge and freezer. Continuation of wooden flooring with underfloor heating. Rear aspect full height double glazed windows overlooking the gardens with patio and french doors onto sun terrace.

#### Bedroom One

11' 5" x 9' 7" (3.48m x 2.92m)

Full height rear aspect double glazed window with door opening onto sun terrace. Wooden flooring with underfloor heating. Door to:-

## En-Suite

En-suite comprising fitted shower cubicle with mains shower over. Close coupled WC. Wall mounted wash hand basin. Full height tiling to all walls. Extractor fan. Heated towel rail. Electric light/shaver point.

## Bedroom Two

14' x 8' 7" (4.27m x 2.62m)

Two side aspect double glazed windows. Wooden flooring with underfloor heating. Storage cupboard.

## Bathroom

Comprising panelled bath with shower attachment over. Close coupled WC. Wall mounted wash hand basin. Full height tiling to all walls. Extractor fan. Electric shaver point

## Outside

### Allocated Parking

### Sun Terrace

Laid to paving leading onto parking area.

## Charges & Lease Information

The vendor informs us that the property has a 999 year lease which commenced in 2006 and has a share of the freehold. The service charge is approximately £1,100 paid every 6 months. Pets are not allowed. Letting on a shorthold tenancy basis is permitted but no holiday lets.

We recommend details are verified by your solicitor before incurring any additional costs.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308105](http://connells.co.uk/Property/WEY308105)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: WEY308105 - 0006