



**Connells**

Bath Street  
Weymouth





### Property Description

Set within a short walk to Weymouth's stunning beach and picturesque harbour. Perfectly located for access to the train station with direct links to London Waterloo and the local bus station providing excellent access for the county. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths

### Bathroom

9' x 7' (2.74m x 2.13m)

Side aspect wooden single glazed opaque window, wall mounted radiator, suite comprising of low-level WC, pedestal wash hand basin, panel enclosed with wall mounted shower over, part tiled walls, wall mounted extractor fan, coving, ceiling light

### Kitchen

11' x 10' (3.35m x 3.05m)

Rear aspect wooden single glazed sash window, wall mounted radiator, kitchen comprising of a range of eye and base level units with work surfaces over, integral oven and hob with extractor over, space and plumbing for washing machine, space for fridge freezer, stainless steel sink unit with mixer and drainer, cupboard housing wall mounted boiler, space for table and chairs, splashback tiling, power points, coving, ceiling light point

### Entrance

Via communal door to:-

### Stairs To:-

Flat A, with central ceiling light, coving and door through to:-



## Lounge

12' 2" x 15' (3.71m x 4.57m)

Front aspect wooden single glazed sash bay window, wall mounted radiator feature fireplace with wooden surround and marble effect hearth, telephone point, satellite television point, coving, ceiling light.

## First Floor

Rear aspect wooden single glazed sash window, built-in storage cupboard, coving, ceiling light, doors to:-

## Bedroom One

15' x 9' (4.57m x 2.74m)

Front aspect wooden single glazed sash window, wall mounted radiator, power points, coving, ceiling light point

## Bedroom Two

10' x 11' (3.05m x 3.35m)

Rear aspect wooden single glazed sash window, wall mounted radiator, coving, ceiling light point

## Parking

The local authority runs a residential parking permit scheme in the area

## Lease Length & Charges

The vendor informs us; of a 99 year Lease which commenced November 1985 with a Peppercorn Rent.











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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**E weymouth@connells.co.uk**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308121](http://connells.co.uk/Property/WEY308121)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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