



Connells

Dorchester Road
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this well presented two bedroom purpose built first floor flat on Dorchester Road, Weymouth, with stunning walks in the local countryside. The property is located on bus links to Weymouth and Dorchester Town Centre's with train links to London and Bristol. The accommodation comprises fully fitted kitchen, spacious open plan living space, kitchen, two bedrooms, en suite and main bathroom. Outside there is allocated parking and access to communal gardens. Please call to register your interest. This property is ideal for first time buyers and investment buyers.

Entrance

Glazed upvc door leading into: -

Communal Hall

Stairs rise to the first floor. Door leading into: -

Entrance Hall

Door entry system. Two storage cupboards with one housing the consumer unit. Radiator.

Open Plan Living

18' 7" x 15' 2" plus bay (5.66m x 4.62m plus bay)

Living Room

Upvc window to side and front. Upvc door to front. Radiator. Television and telephone point.

Kitchen

Newly fitted kitchen with a range of wall and base units incorporating a dual sink with drainer and worksurfaces over. Integrated dishwasher. Gas hob and electric oven with cooker hood. American style fridge freezer. Radiator. Newly fitted combi boiler.

Bedroom One

11' 1" x 8' 9" (3.38m x 2.67m)
Double glazed upvc window to rear.
Telephone point. Wall mounted radiator.



En Suite

Suite comprising wash hand basin, WC and walk in shower cubicle. Extractor fan. Fully tiled.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Upvc window to side. Radiator.

Bathroom

Upvc window to side. Fully tiled. Suite comprising WC, wash hand basin and panel enclosed bath with shower over. Radiator.

Outside

Allocated parking and visitor parking. Access to communal garden.

Parking

Allocated parking and visitor parking.

Communal Gardens

Lease Length & Charges

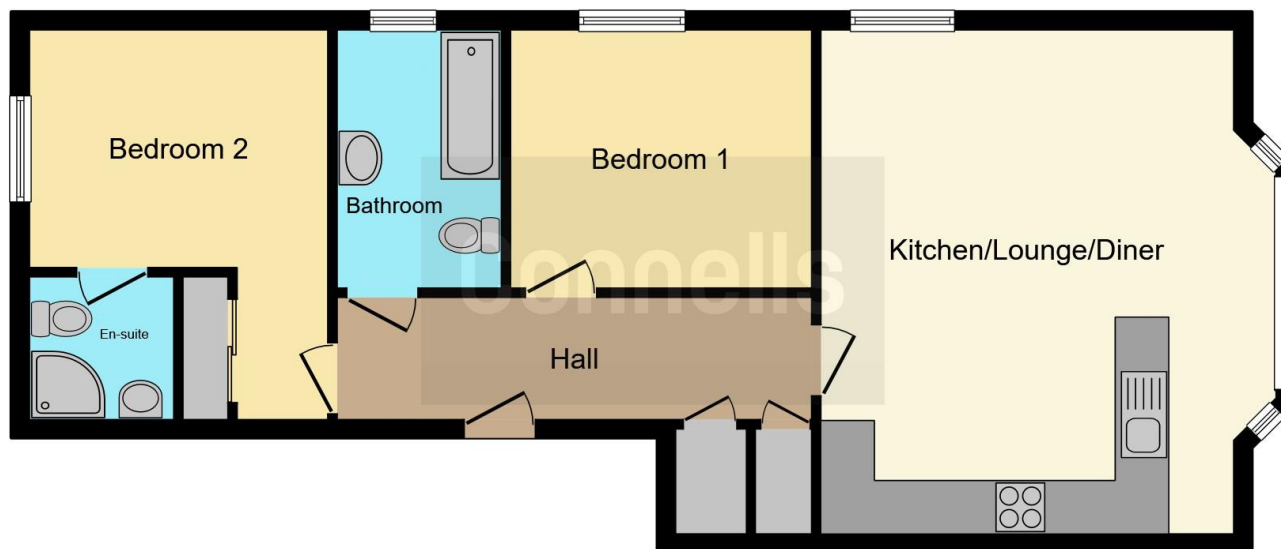
The vendor informs us that the lease commenced in October 2008 and is for 125 years, service charge is £1,896 per annum and the ground rent of £150 per annum.

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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308227

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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