



Connells

Dundee Road
Weymouth



Property Description

'Viewings to commence 7th May 2024'.
Connells Estate Agents are pleased to bring to the market this two bedroom ground floor apartment which is situated close to local amenities and coastal walks. This property benefits from a large enclosed rear garden, spacious lounge/diner, bathroom and conservatory. An ideal property for first time buyers or investment buyers. Please call to book your viewing.

Accommodation

Entrance Porch

Double glazed door to front

Entrance Hall

Door to front. Wall mounted radiator. Two storage cupboards

Lounge / Diner

18' 6" x 11' 3" into alcove (5.64m x 3.43m into alcove)

Front aspect double glazed window. Telephone and television point. Wall mounted radiator. Double glazed doors to conservatory

Conservatory

10' 2" x 8' 4" (3.10m x 2.54m)
Electric point. Metal framed. Radiator

Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)
Rear aspect double glazed window and door to garden. Fitted kitchen with a range of wall and base units incorporating sink drainer with worksurfaces over.

Bedroom One

11' 8" x 9' 6" (3.56m x 2.90m)
Double glazed window to rear. Radiator.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to side. Suite comprising vanity wash hand basin, WC, bath with mixer taps and shower over. Heated towel rail. Part tiling.

Outside

Front Garden

Path to front door. Laid to lawn.

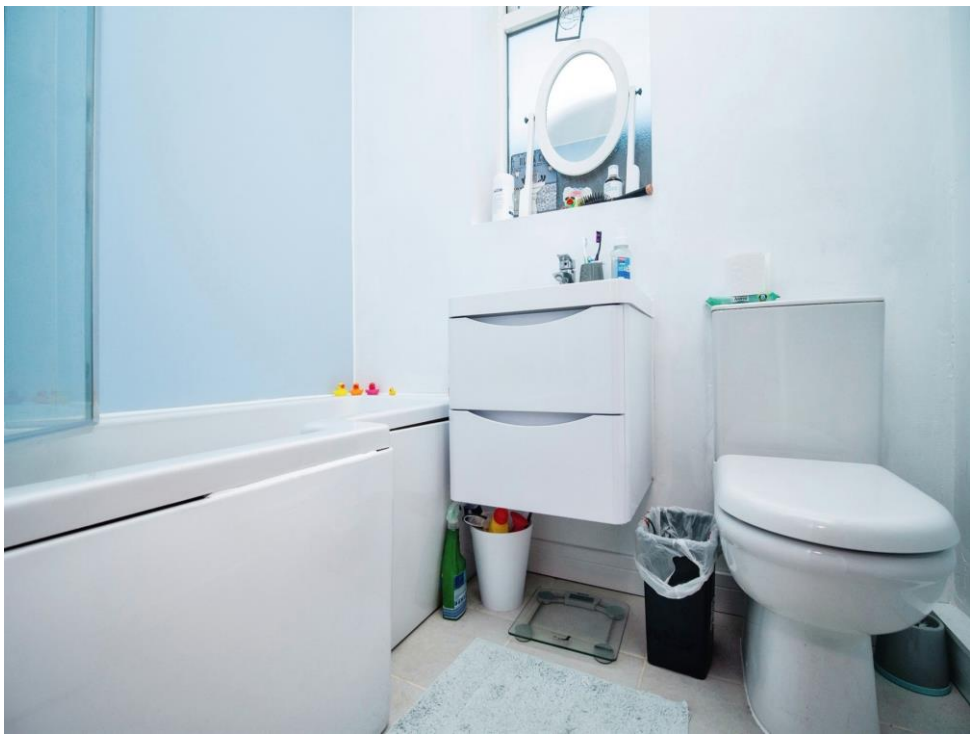
Rear Garden

Patio area. Enclosed garden with mature plants and tree. Laid to lawn. Brick built shed.

Lease And Maintenance

The vendor informs us there is a 125 year lease which started 21 September 1984, with a service charge of £165 every quarter. Share of Freehold









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308074

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 1984. 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.

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