



Connells

Bath Street
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market a spacious two bedroom maisonette located within Weymouth Town Centre and within walking distance to local amenities such as the train station with convenient links to London Waterloo, the beach front to enjoy and the local high street, which offers an array of local restaurants, shops and cafés to explore. On the first floor of the property is the living room with a newly fitted bay window along with recently been decorated at the front, a fitted kitchen with a variety of wall and base units with integrated appliances, dining room, which could be utilised as an additional bedroom and bathroom. On the second floor of the property are the two double bedrooms with a favourable loft space for storage. Please call to view this wonderful property to appreciate all it has to offer!

Accommodation

First Floor

Hallway

Entrance to property through door from ground floor.

Lounge

11' 6" into bay x 15' 3" max (3.51m into bay x 4.65m max)

Single glazed window to front, radiator, electric fireplace, television and telephone point.

Dining Room

9' 11" max x 11' (3.02m max x 3.35m)
Double glazed window to rear and radiator.

Kitchen

8' 1" x 10' 2" (2.46m x 3.10m)
Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over, integrated gas hob with electric oven and cooker hood over, integrated fridge freezer, dishwasher, washing machine, radiator and double glazed window to side.

Bathroom

Suite comprising corner bath with shower and mixer taps, WC, wash hand basin, double glazed window to rear and heated towel rail.

Second Floor

Landing

Double glazed window to rear, storage cupboard and stairs from first floor.

Bedroom One

9' x 13' 1" (2.74m x 3.99m)
Single glazed window to front, radiator and built in wardrobe.

Bedroom Two

11' 1" x 9' 1" max (3.38m x 2.77m max)
Double glazed window to rear and radiator.

Loft Space

Fully boarded loft space

Lease And Maintenance Charges

The vendor informs us; of a 999 year Lease which commenced January 1988, with a Peppercorn Rent.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





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
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EPC Rating: Awaited

view this property online connells.co.uk/Property/WEY308280

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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