



**Connells**

Cleveland House Dorchester Road  
Weymouth



# Cleveland House Dorchester Road Weymouth DT4 7LG

for sale  
**£265,000**



## Lounge

16' 5" x 13' 10" plus bay (5.00m x 4.22m plus bay)

Side aspect double glazed bay sash window. Two full height sash windows. Cornice ceiling. Picture rail. Radiator. Flooring.

## Property Description

A beautifully presented THREE DOUBLE BEDROOM GROUND FLOOR CHARACTER APARTMENT benefiting high and CORNICE CEILINGS, OPEN FIREPLACE, picture rails with PRIVATE COURTYARD with OFF ROAD PARKING in the popular location of LODMOOR. This period home offers large accommodation throughout comprising entrance hallway, lounge with bay windows, modern fitted kitchen/diner with open fireplace, three bedrooms, bathroom, and laundry room. Outside there is a private courtyard to the front and communal garden to the rear.

## Kitchen / Diner

20' 2" x 12' 11" max (6.15m x 3.94m max)

Comprising high gloss wall and base units with solid wooden work surfaces over. Inset One & half bowl sink unit. Built in oven. Inset gas hob with extractor hood over. Space for fridge freezer. Tiling. Plumbing for dishwasher. Two front aspect double glazed sash windows. Picture rail. Parquet wooden flooring. Cast iron open fire place with wooden surround and polished stone hearth. Radiator. Doorway to: -

## Bedroom One

13' 1" x 9' 7" (3.99m x 2.92m)

Front aspect double glazed sash window. Radiator. Wood style flooring.

## Entrance

Door into: -

## Hallway

Stripped wooden floor boards. Doors to: -

## Bedroom Two

13' 2" x 11' 10" max (4.01m x 3.61m max)

Rear aspect double glazed sash window. Radiator. Radiator. Wood style flooring. Door into: -



## Landry Room / En Suite

Base units. Single bowl sink. Plumbing for washing machine. Tiling. Radiator. Wall mounted boiler. Double glazed door to outside.

## Bathroom

Modern suite comprising panelled bath with shower over. Close couple WC. Pedestal wash hand basin. Rear aspect double glazed sash window. Tiling. Heated towel rail. Radiator. Tiled flooring.

## Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Rear aspect double glazed sash window. Radiator. Wood style flooring.

## Private Garden

Garden provides access to apartment and is laid to a paved terrace with a walled surround.

## Parking

Front courtyard providing off road parking.

## Lease & Maintenance Charges

The vendor informs us that the property has a share of the freehold with a 999 year lease.

The service charge is £110 pcm. and there are no pet restrictions.

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



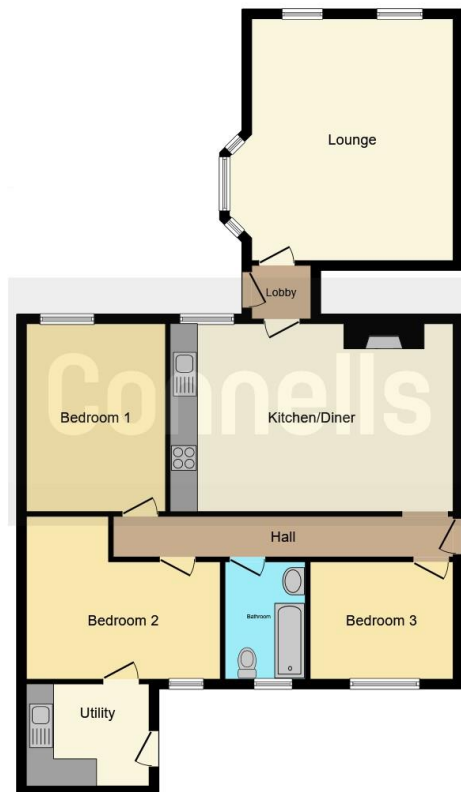












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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84 St. Thomas Street  
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**EPC Rating: D**

Tenure: Leasehold

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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.

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