



Connells

Clear Mount Lodge Buxton Road
Weymouth

Clear Mount Lodge Buxton Road Weymouth DT4 9PF

for sale
£130,000



Property Description

Notice Of Offer

Flat 1 Clear Mount Lodge, Buxton Road, Weymouth DT4 9PF. We advise that an offer has been made for the above property in the sum of £145,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Connells Estate Agents, 84 St Thomas Street, Weymouth, DT4 8EN

Agents Telephone Number: 01305 770333

Entrance Porch

Lounge / Diner

15' 7" x 15' 7" (4.75m x 4.75m)

The lounge diner offers an abundance of space by offering high ceilings, side aspect box bay window, feature fireplace, fitted dresser into the alcove and doors lead through to the kitchen and inner hall.

Kitchen

11' 11" x 6' 8" (3.63m x 2.03m)

Fitted kitchen with a range of base level units with work surfaces over, space for kitchen appliances, side aspect double glazed window and an opening leads through to a rear lobby area which is useful for storage with side aspect double glazed French doors leading out onto the private rear garden.

Utility Room

6' 8" x 3' 10" (2.03m x 1.17m)

Side aspect double glazed French doors leading out onto the private rear garden.

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

Side aspect double glazed window, front aspect wooden glazed door leading into the lean-to conservatory and a feature fireplace.

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)

Rear aspect double glazed window.

Bathroom

Suite comprising of panel enclosed bath with shower attachment over, low level WC and a vanity unit with inset wash basin.



Outside

An enclosed private rear garden laid to hard standing with a door leading into the garage.

Parking

There is off road parking for one car in front of the garage.

Garage

14' 8" x 7' 9" (4.47m x 2.36m)

Up and over door and access through to the rear garden.

Lease Length & Charges

Lease & Maintenance Information - The vendor informs us that the property has a 999 year lease which commenced in 1992 with a service charge of tbc and ground rent is tbc.

Agents Notes

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308978

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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