



Instinct Guides You



St. Thomas Street, Weymouth £285,000

- Currently Used As An Air BnB
- Large Roof Terrace With Hot Tub & Views
- Close To Picturesque Harbour
- Superb Central Position
- No Onward Chain
- Short Walk To Sea Front
- Part Freehold Owned
- Potential To Buy Fully Furnished
- Bus & Rail Links Nearby
- Parking Permit Included



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Welcome to Bridge House, this stunning modern apartment is ideally located just steps away from Weymouth's picturesque harborside and vibrant seafront and owns a part of the freehold. This well designed residence offers a large ROOF TERRACE & OPEN PLAN LIVING.

The property has the option to sell fully furnished or items can be removed if required. Stepping inside the communal hallway there is a lift and stairs to all floors with an atrium style roof lantern, creating a light sunny inviting landing prior to entering the apartment.

Inside, the property has been beautifully finished with feature tiles running throughout the main living space, boasting two large sash windows that illuminate the space wonderfully. Large enough for a range of furniture the room offers a versatile layout that flows beautifully into the modern, fully fitted kitchen. The kitchen has a contemporary sleek finish with ample work surface and storage options. It includes a built-in oven and space for white goods.

The apartment has two generous double bedrooms both have ample room for furniture. The family bathroom comprises a bath with shower over, wash hand basin and W.C. complimented by decorative tiling.

Step out onto the private roof terrace, you can enjoy your morning coffee or evening glass of wine while taking in panoramic views of the surrounding townscape. The balcony is an ideal spot for al fresco dining and entertaining guests, offering a seamless indoor-outdoor experience that boast sun all day long. The location of Bridge House is superb, with the sandy beach, charming shops, and a variety of dining options all within walking distance. Whether you're looking for a tranquil seaside retreat or more urban lifestyle, this apartment offers the best of both worlds.



Room Dimensions

Bathroom 8'5" x 6'11" (2.59m x 2.13m)

Bedroom One 11'6" x 11'3" (3.51m x 3.43m)

Bedroom Two 11'3" x 10'5" (3.43m x 3.18m)

Lounge/Diner 11'6" x 16'5" (3.51m x 5.00m)

Kitchen 10'7" x 7'8" (3.25m x 2.36m)

Roof Terrace 27'5" max x 17'3" max (8.38 max x 5.28 max)

Lease & Maintenance Information

The vendor informs us that the property has a 1/9th share of the freehold with a 250 year lease which commenced in 2006, the service charge is £125 per month, buildings insurance is included within the charge, holiday lettings are permitted.

We recommend these details are checked by a solicitor before incurring costs. The ground rent may be subject to change during the length of the lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.