



Instinct Guides You



Abbotsbury Road, Weymouth £145,000

- Two Reception Rooms
- No Onward Chain
- Investment
- Close To Town Centre
- One Bedroom Home
- Amenities & Bus Route Nearby



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Offered with NO ONWARD CHAIN this one-bedroom home offers a superb opportunity for a Freehold dwelling. Located close to AMENITIES & BUS ROUTE along Abbotsbury Road, the home offers TWO RECEPTION ROOMS and an OPEN-PLAN LIVING area with dual aspects.

Inside the home has a unique layout giving the home a quirky character.

The bedroom is positioned on the ground floor, large enough for a range of furniture. The shower room to its side, is fitted with a shower cubicle, wash hand basin and w.c.

The ground-floor reception room acts as a versatile space to suit the needs of the owner. An open staircase rises to the first floor.

The first floor is a bright open-plan space that has a wonderful airy feel. The living area is large enough for a range of furniture & flows seamlessly into the generous kitchen equipped with a range of fitted units and room for white goods.

Location - The property boasts a convenient position situated close to a bus stop, it provides excellent public transport links to Weymouth, Portland & beyond. The proximity to the town centre gives easy access to shops, restaurants, and other amenities.



Room Dimensions

Shower Room 8'3" x 2'9" (2.52 x 0.85)

Bedroom 8'10" x 8'3" (2.71 x 2.54)

Ground floor reception 13'10" max x 8'0" (4.22 max x 2.45)

Lounge/Diner 8'4" max x 14'10" max (2.55 max x 4.53 max)

Kitchen 8'4" x 7'10" (2.56 x 2.41)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(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.