



Instinct Guides You



## Abbotsbury Road, Weymouth Asking Price £140,000

- No Onward Chain
- Allocated Parking At Rear
- Private Entrance
- Short Walk to Town & Amenities
- Spacious Maisonette Apartment
- Nearby Bus Routes
- Character Features
- Share Of Freehold



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





This spacious, TWO-DOUBLE BEDROOM MAISONETTE set OVER TWO FLOORS presents COTTAGE-STYLE CHARACTERISTICS, in addition to a SPACIOUS kitchen diner open plan to the large lounge. This property boasts ALLOCATED PARKING, potentially for two cars, directly leading to a PRIVATE ENTRANCE to the lower ground floor.

Upon the front entrance, a door enters to the flat's hallway, the hallway leads to two bedrooms before reaching the bathroom, and stairs leading to the lower ground floor. Both bedrooms are DOUBLE and still leaving ample room for wardrobes and dressers. The bathroom comprised bath with a shower attachment and attractive tiling, a hand wash basin, and a toilet.

Descending the stairs, the property presents a unique, open-plan living space, kitchen/diner/lounge, Wood beams theme the living area to the ceiling and the kitchen diner and living area is defined by one steps. The kitchen holds an overage of countertop space and is placed next to a door that leads to a small outdoor area for bins and storage. Stepping up, the lounge provides generous space and leads to the private, rear exit to the parking area.

### Room Dimensions

Kitchen Dining room/Lounge 23'7" x 16'8" max (7.19 x 5.09 max)

Bedroom One 14'11" into bay x 10'11" max (4.56 into bay x 3.33 max)

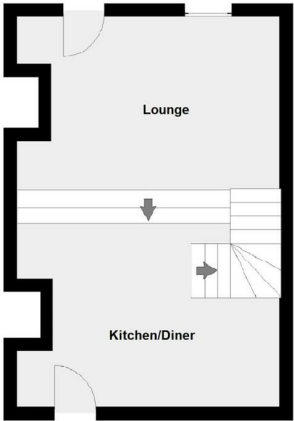
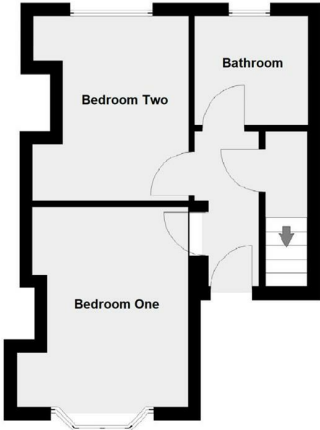
Bedroom Two 11'1" x 9'10" max (3.39 x 3.02 max)

Bathroom 7'2" x 6'5" (2.20 x 1.98)

### Lease & Maintenance Information

The vendor has made us aware, that this property has a 50% share of the Freehold, and has approximately 961 years left, the service charge is on an as and when basis with a gr  
, both pets and holiday lettings are permitted.

We recommend these details are checked by a solicitor before incurring costs.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.