



Instinct Guides You



Waverley Road, Weymouth £195,000

- Owner-Occupied Residence
- No Onward Chain
- Garage
- Ground Floor Apartment
- Two Double Bedrooms
- Lodmoor
- On A Bus Route
- Amenities Nearby



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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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An opportunity to acquire a GROUND FLOOR apartment within an OWNER-OCCUPIED RESIDENCE boasting a GARAGE and TWO DOUBLE BEDROOMS in LODMOOR. Presented with NO ONWARD CHAIN, the property is stationed within easy reach to an array of amenities including various supermarkets and shops with a regular bus service serving Weymouth and Dorchester.

Upon entering, the hallway creates an immediate sense of space, benefiting numerous useful storage cupboards with access leading to all rooms.

The lounge is positioned to the front of the property being a bright and airy space offering generous proportions with ample living and dining space. The kitchen benefits a breakfast bar and seating area with a good selection of eye and base units with built in oven, hob and space for white goods.

The two bedrooms are great size double bedrooms both with either built in or fitted storage overlooking the communal garden to the rear.

Finishing the accommodation is the bathroom with pedestal wash hand basin, bath with shower over, w/c and full height tiling surround.

Externally the apartment is sat within communal lawns with a garage in a block.



Room Dimensions

Lounge 16'3" x 12'10" (4.96 x 3.93)

Kitchen 12'0" max x 7'3" (3.67 max x 2.21)

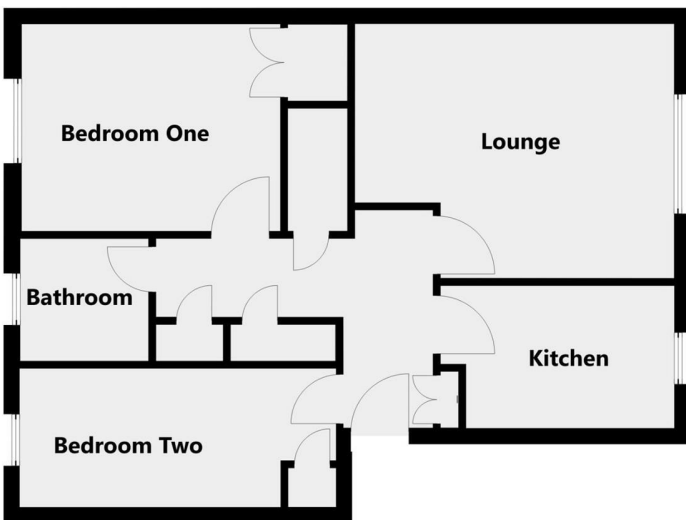
Bedroom One 13'2" x 10'6" (4.02 x 3.21)

Bedroom Two 16'1" max x 7'0" (4.92 max x 2.15)

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease with 948 years remaining, the service charge is £1299 per annum which includes the buildings insurance, no letting is permitted and no pets.

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