



Instinct Guides You



## Sea Clover Lane, Weymouth £180,000

- 50% Shared Ownership
- Edging Coastline
- Allocated Parking
- Semi-Detached
- Well Presented
- Close To Amenities
- Three Bedrooms
- Modern Development



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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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A well presented, 50% shared ownership, three bedroom semi detached house with driveway and gardens situated in a prime coastal position in Wyke Regis.

Located on Sea Clover Lane, a small modern development edging the coastline with open countryside walks and an open green fronting the sea enjoying a panoramic vista.

Inside, a cloakroom occupies the initial segment of the hallway with contemporary tiling and a built in storage cupboard in the hall to finish. Adjacent, a good sized stylish kitchen boasts ample workspace with a range of integrated appliances and space for white goods with access to the garden. The spacious lounge/diner offers a dual aspect with ample space for furnishings with patio doors leading to the garden.

On the first floor, there are three well-proportioned bedrooms and a family bathroom. The two main bedrooms are both generous doubles with enough space for furniture, offering flexibility in layout. Bedroom three is slightly smaller but enjoys some sea views. The family bathroom includes a pedestal wash hand basin, a bath with a shower over, and a toilet.

Outside, the rear garden is surprisingly spacious, with a lawned area ideal for family use and an additional seating and patio area. A driveway runs down the side of the property, providing off-road parking.

## Room Dimensions

Lounge/Diner 15'8" x 13'1" max (4.78 x 4.00 max)

Kitchen 11'6" x 9'4" (3.53 x 2.86)

Bedroom One 10'1" x 9'9" (3.09 x 2.98 )

Bedroom Two 10'5" x 9'4" (3.18 x 2.85)

Bedroom Three 12'6" x 6'3" max (3.82 x 1.92 max)

### Lease & Maintenance Information

The vendor informs us that there is a 125 year lease with 122 years remaining, service charge including buildings insurance £37.65 per month, rent for the 50% share is £385.57 per month.

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			94
(81-91) B		83	
(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.