



Instinct Guides You



Dorchester Road, Weymouth £155,000

- Three Bedrooms
- Allocated Parking
- Upwey
- Countryside Views
- Close to Local Amenities
- On A Bus Route
- Equidistant To Weymouth & Dorchester
- Second Floor



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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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****Attention all investors, currently achieving a 7.5*% yield****

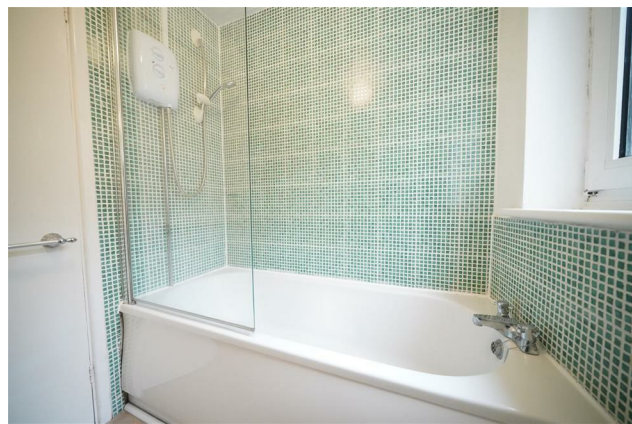
A well positioned THREE BEDROOM apartment situated in the popular location of UPWEY, with RURAL WALKS on your doorstep. Boasting COUNTRYSIDE VIEWS, ALOOCATED PARKING and communal gardens. This property is in good proximity to schools, has a bus route nearby in addition to a range of local amenities.

The property has a beautiful outlook due to being located on the second floor at the front of the building, offering pleasant far-reaching views of the surrounding countryside. Moving into the home, the entrance hallway supplies access to all internal accommodation. The hallway itself supplies two useful storage cupboards ideal for hiding away coats and other belongings. The living room is a great size with ample space for a sofa and a small dining table, while also offering views out of two windows. Next to the living room, the fitted kitchen offers ample surface space and cupboards. Benefitting from built-in oven and hobs, with space for free-standing fridge/freezer, washing machine and dishwasher.

Bedrooms one and two are good-sized doubles with ample space for bed and additional furniture, while also both enjoying built-in storage cupboards. Bedroom three is a good-sized single. The family bathroom completes the internal accommodation comprising a bathtub with shower over, wash hand basin and W/C.

In addition to the above the flat benefits from a storage cupboard providing essential additional space before entering the flat.

To the outside of the property, there is off-road parking for one vehicle, with access to the lawned communal gardens.



Room Dimensions

Living Room 11'4" x 10'9" (3.46 x 3.29)

Kitchen 8'3" x 6'9" (2.52 x 2.06)

Bedroom One 11'3" x 9'2" (3.44 x 2.8)

Bedroom Two 8'3" x 8'1" + recess (2.53 x 2.48 + recess)

Bedroom Three 11'3" x 5'10" (3.45 x 1.79)

Bathroom

Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 1980, the service charge is £270 per quarter which includes ground rent and reserve fund, no pets allowed, can be let on a shorthold tenancy basis.

These details should be checked by your solicitor before any expenses are incurred.



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.