



Instinct Guides You



Dorchester Road, Weymouth Guide Price £280,000

- Two/Three Bedroom Garden Apartment
- Moments From Greenhill & Beach
- Large Kitchen/Breakfast Room
- Off Road Parking
- Office/Study Room
- Ensuite & Walk In Wardrobe
- Outhouse's & Store Room
- Spacious Accommodation



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/THREE BEDROOM ground floor GARDEN APARTMENT, featuring a LARGE KITCHEN/BREAKFAST ROOM and a master bedroom with an EN-SUITE and walk-in wardrobe. Additional amenities include a STORE ROOM and OUTHOUSES, all conveniently located a stone's throw from GREENHILL BEACH and ESPLANADE. The property boasts a unique bungalow style, offering FLEXIBLE LIVING SPACES and OFF ROAD PARKING.

Upon entering, the expansive vaulted ceiling in the kitchen/breakfast room extends to the lounge, creating an impressive open-plan living area. The kitchen is well-appointed with eye and base level units, a central breakfast bar, and integrated appliances such as a double and single oven, inset hob, and space for an American-style fridge-freezer, all complemented by wooden work surfaces. The lounge is sizeable, featuring a chimney breast feature and downlighting, leading to a hallway that provides access to all other rooms and external stairs to the large storeroom and boiler room/outhouse.

The principal bedroom is generously sized, complete with a walk-in wardrobe and en-suite, offering plenty of space for furnishings, perfect for comfortable modern living. The second bedroom, located at the far end of the apartment, includes a bay window and space for furnishings. The adaptable layout of this accommodation can meet various needs, with a smaller room suitable for an office or cot room and a study/storeroom (without a window). The main bathroom features a wash hand basin, bath with shower over, and WC.

Outside, the property offers a lawned garden and patio, gravelled parking area, all secured by a gated entrance and fencing.

Room Dimensions

Kitchen 15'5" x 13'8" (4.7 x 4.17)

Lounge 16'8" x 13'10" (5.1 x 4.22)

Bedroom One 12'2" x 12'7" plus doorway. (3.71 x 3.85 plus doorway.)

Bedroom Two 16'4" x 10'1" into bay (4.98 x 3.08 into bay)

Office/Cot Room 5'11" x 5'5" (1.82 x 1.67)

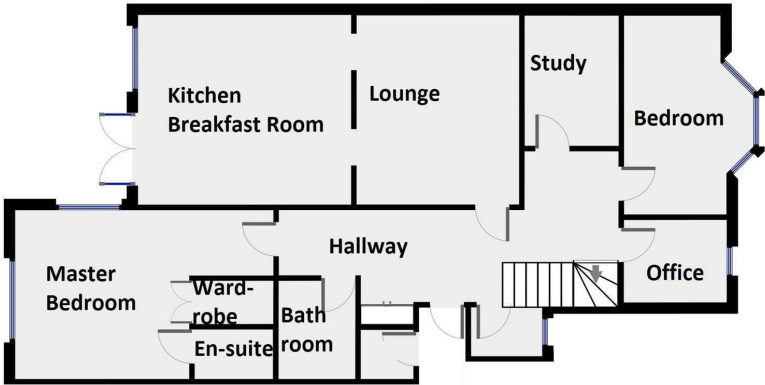
Study 12'0" x 6'8" (3.66 x 2.05)

Boiler / Store Room 22'5" x 7'6" (6.84 x 2.29)

Store Room 8'1" x 6'11" (2.47 x 2.12)

Lease and Maintenance Information

The vendor informs us that there is a 125 year lease with the ground rent currently of £350 per annum, service charge is £480 per annum and reviewed annually, and there are no letting restrictions.



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.