

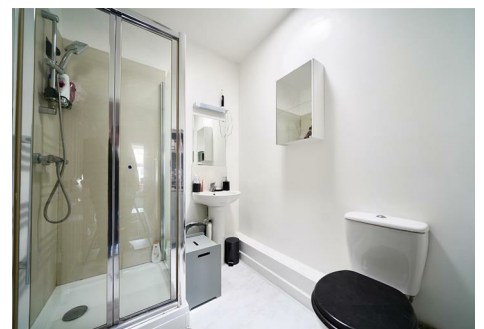


Instinct Guides You



Abbotsbury Road, Weymouth £175,000

- Three-Bedroom Duplex Apartment
- Modern Open-Plan Layout
- Bright Living and Kitchen Space
- Stylish Shower Room
- Off-road Parking
- Split-Level Accommodation
- Close to Town Centre
- No Onward Chain
- Investment Opportunity
- Great for First Time Buyers



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



With PARKING Situated within a smart modern development close to town centre, Vine Mews is a spacious THREE DOUBLE bedroom DUPLEX offering well-designed living space across two floors. The property combines stylish interiors with a practical layout, making it ideal for families, couples or investors.

The upper floor is home to a generous open connecting living area, featuring a bright lounge and a sleek modern kitchen. With wood-effect flooring and large Velux windows, this space is filled with natural light and offers an ideal setting for relaxing or entertaining.

The lower floor comprises three bedrooms and a contemporary family shower room. Bedroom One is a spacious double, Bedroom Two offers additional double room potential, and Bedroom Three provides flexibility as a child's bedroom, home office or guest space. All rooms are presented in fresh, modern décor with neutral tones and quality flooring.

The bathroom is fitted with a contemporary suite, including a walk-in shower, WC and wash basin, finished in a crisp white style with tiled flooring.

The property benefits with off-road parking at the front of the building, providing convenient access for residents. Located on Abbotsbury Road, the apartment is within walking distance of Weymouth town centre, the train station and the award-winning beach.

This represents an excellent opportunity to purchase a modern, low-maintenance home in a central and well-connected location.

Room Dimensions

Bedroom One 11'0" x 8'8" (3.36 x 2.65)

Bedroom Two 12'11" x 8'8" (3.96 x 2.65)

Bedroom Three 10'1" x 8'9" (3.09 x 2.67)

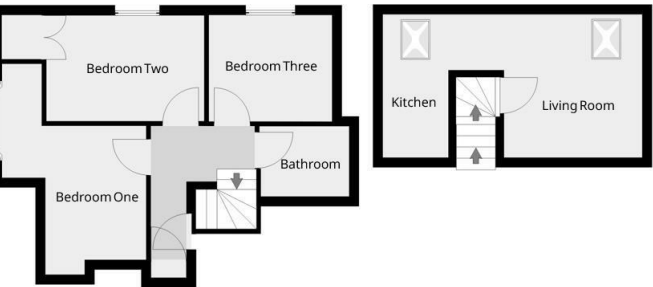
Bathroom 7'4" x 5'9" (2.25 x 1.76)

Living/Kitchen max 11'11" x 21'4" (max 3.65 x 6.51)

Lease & Maintenance Information

The vendor informs us the property has a 999-year lease which commenced in 2023 with a 1/4 share of free hold when all flats are sold, with a service charge of £600pa, pets are permitted upon request and holiday lettings are not permitted.

We recommend a solicitor check these details before incurring costs.



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.



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	