



Instinct Guides You



## Hillcrest Road, Weymouth £200,000

- Spacious Maisonette
- Westerly Facing Garden
- Garage & Parking
- Two Double Bedrooms
- Well Presented
- Moments From Rodwell Trail
- Holiday Letting Permitted
- Share Of Freehold



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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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Positioned in the highly sought-after area of Wyke Regis with GARAGE, this spacious two double bedroom first floor maisonette offers comfortable living within a residential setting. With no holiday letting restrictions, it presents an excellent opportunity for both homeowners and long-term investors alike. The property benefits from a north/westerly facing garden, garage and parking, and is ideally located close to the Rodwell Trail, the South Western Coastal Path and Sandsfoot Beach, providing easy access to Weymouth's beautiful coastline and scenic walks.

Upon entering, a bright hallway leads up to the principal living spaces and loft access for storage. The living room is generously proportioned with large windows allowing plenty of natural light, offering a relaxing and comfortable area for everyday living. The adjacent kitchen features ample wooden cabinetry, generous worktop space and dual aspect windows, creating a bright and functional cooking environment with views overlooking the garden.

The apartment includes two well-sized bedrooms, both positioned off the hallway. Bedroom one is particularly spacious, with room for additional furniture, while bedroom two provides flexibility as a guest room or home office. The bathroom is fitted with a white suite including a bath with overhead shower, WC and washbasin, complemented by light décor and natural daylight from a side window.

Externally, the property enjoys a westerly facing garden laid to lawn with mature borders, ideal for enjoying afternoon and evening sun along. There is also the advantage of a garage with parking in front, offering secure storage and convenience and a spacious front garden in addition.

Located within easy reach of local shops, bus routes and coastal attractions, this apartment combines generous interiors with outdoor space and a desirable coastal position, making it an appealing choice for those seeking a relaxed lifestyle in Wyke Regis.



Room Dimensions

Lounge/Diner 15'8" x 12'1" (4.8 x 3.7)

Kitchen 10'7" x 8'11" (3.23 x 2.72)

Bedroom One 12'6" x 10'10" (3.82 x 3.31)

Bedroom Two 12'10" x 8'4" (3.93 x 2.56)

Lease & Maintenance Information

The vendor informs us that there is a 50% share of freehold with a 999 year lease which commenced in 1978, service charge is on an as and when basis, there are no letting restrictions and pets are allowed.

We recommend these details are checked by your solicitor before incurring any 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 <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.