



Abbotsbury Road, Weymouth, DT4 0AD

Asking Price £260,000

Leasehold


MARTIN&CO

- Well Presented
- Very Spacious
- Close to Town Centre
- No Service Charge or Ground Rent
- 2nd Reception Room/4th Bedroom
- W/C
- Utility Room
- All Double Bedrooms
- Beautifully Presented Throughout
- Modern Throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co are proud to offer this **THREE/FOUR DOUBLE BEDROOM MAISONETTE** which stands out due to its appealing characteristics and **MODERN FEATURES**. This property is ideal for families, individuals, or anyone desiring an investment property **CLOSE TO TOWN**. Although this property is a leasehold, there is **NO SERVICE CHARGE OR GROUND RENT**, making monthly costs a breeze.

One of the most attractive features of this maisonette is that all bedrooms are double-sized, this means residents can enjoy spacious sleeping quarters that provide comfort and relaxation. Each bedroom can serve not only as a retreat for sleep but also as a versatile space for study or hobbies. The provision of a bath and shower within the family bathroom adds convenience, catering to busy mornings where quick accessibility is essential.

Descending the stairs, a large, multi-purpose room awaits to be used as a dining room/games room and would make a great sized bedroom. this versatile

space is begging to be utilised to its potential, with no work required to be used for whatever accommodation is needed. Next door to this room is the modern and cosy living room. With a full-size couch and a large armchair currently occupying the space, the size will spring many different ideas of how to lay out your own furniture in your new home.

Another standout aspect of this property is its modern kitchen, being beautifully presented and offering both functionality and style. Equipped with integral appliances and ample counter space, you are also gifted with a large storage room, which could second as a pantry and hold a chest freezer. In the centre of the kitchen is a matching kitchen island, perfect for having the family around for breakfast before a busy day.

Amongst the glamorous layout and the ample bedroom space, you are awarded with functionality to make living easier. The utility room offers space for both a washing machine and a dryer, with extra

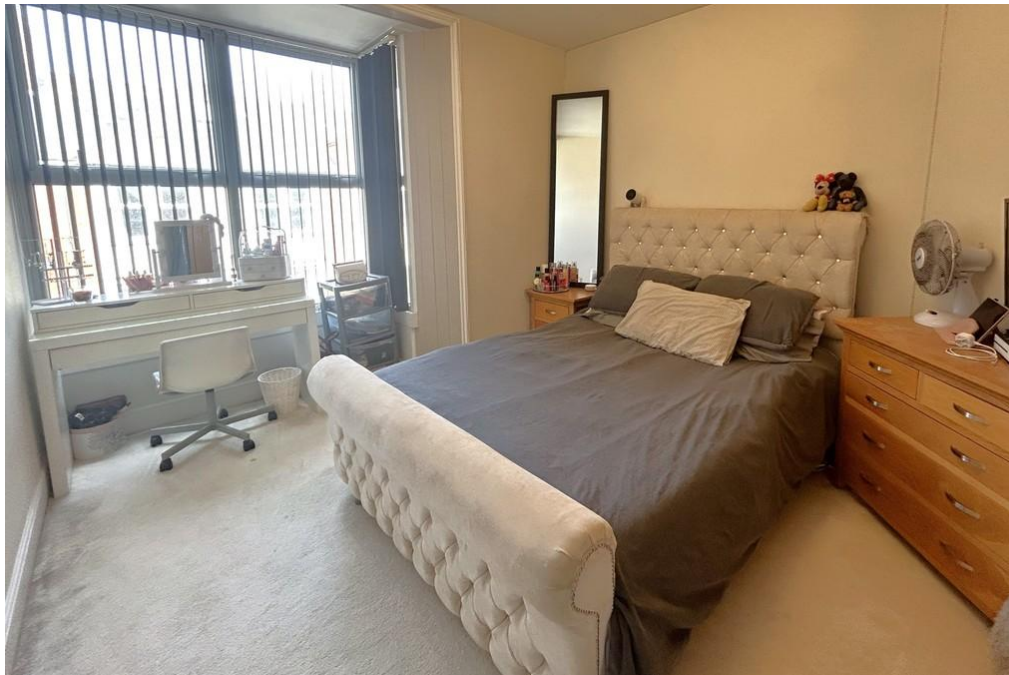
cabinet space to keep the kitchen uncluttered with products and laundry. Placed next to the utility room, directly after the first stairs from the entrance there is a second toilet for guests.

KITCHEN 11' 10" x 15' 5" (3.61m x 4.7m) Double glazed window facing the rear of the property, kitchen island in the centre with cupboards underneath, built in cabinets, built in cupboards, cupboard housing the boiler, integral fridge and freezer, integral double oven and induction hob, extractor fan above head, integral dishwasher, integral sink.

LOUNGE 10' 7" x 17' 5" (3.23m x 5.31m) Front aspect double glazed bay window

UTILITY ROOM 5' 6" x 8' 11" (1.7m x 2.74m) Base level units, space for washing machine and dryer, window facing front of the property

WC Double glazed window, WC, vanity sink.



DINING ROOM/FOURTH BEDROOM 10' 5" x 14' 7" (3.2m x 4.45m) Front aspect double glazed bay window, currently used as a games room.

BEDROOM ONE 10' 5" x 14' 2" (3.18m x 4.32m) Front aspect double glazed window.

BEDROOM TWO 10' 7" x 13' 10" (3.25m x 4.24m) Front aspect double glazed window.

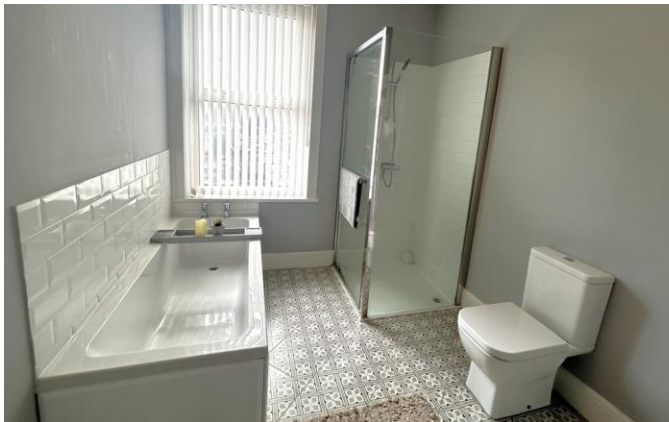
BEDROOM THREE 7' 4" x 15' 1" (2.26m x 4.6m) rear aspect double glazed window.

BATHROOM WC, vanity sink unit with storage drawers, shower cubicle and separate bath.

Lease Details

The vendor has informed that there are 998 years remaining on the lease and there is no ground rent or service charge.

We recommend that all lease information is clarified via a legal representative.







Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.