



## Flat 4, Flat 4, 4a Clifton Place, Clifton Place

£160,000

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- Two Double Bedrooms
- Spacious Living
- Minutes To Beach
- Level Walk To Town Centre
- Close Proximity To Transport
- No Onward Chain Links



We are delighted to present to market this spacious TWO DOUBLE BEDROOM apartment boasting a large open plan lounge/kitchen/diner, situated just minutes from Weymouth's award winning BEACH and a level walk into the vibrant town centre where you can soak in the local culture and enjoy all that life by the sea has to offer. Offered with NO ONWARD CHAIN the property is superbly located within walking distance from TRANSPORT LINKS making commuting a breeze. This property would be a superb investment due to its excellent rental potential or first time buy! A must see to appreciate this hidden gem.





Approx Gross Internal Area  
59 sq m / 635 sq ft



### Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 4 All Clifton Place VICE WORTH DT14 7UD	<b>Energy rating</b> <b>C</b>	<b>Valid until:</b> 2 January 2039 <b>Certificate number:</b> 8888-8428-6310-7142-2208
<b>Property type</b> Top floor flat	<b>Total floor area</b> 64 square metres	
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="#">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/what-works-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance">https://www.gov.uk/guidance/what-works-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance</a>		
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency.</a>		The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 50

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8888-8428-6310-7142-2208?print=true>

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91, Fortuneswell, Portland, DT5 1LY T: 01305 824455  
 18a, High West Street, Dorchester, DT1 1UW T: 01305 237755

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#### IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.