



Flat 2, 14 Fernhill Avenue, Weymouth – DT4 7AD
£220,000



Flat 2

14 Fernhill Avenue, Weymouth

Modern two bedroom ground floor flat near Weymouth Beach with under-floor heating, open plan living, residents parking, communal garden, and low service charge in a desirable location. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground floor
- £800 Service Charge per annum
- A stone's throw from Weymouth Beach
- Under-floor heating throughout
- High specification build in 2009
- Qualitative finish
- Excellent range of nearby amenities, including access to transport links
- Generously proportioned open plan living space
- Residents only car park
- Highly Desirable Lodmoor Location





Hallway

Phone buzzer, ceiling spotlights, doors into all rooms. cupboard providing storage and housing meters and underfloor heating manifold which provides Gas fired under floor heating to the whole property.

Bedroom 1

15' 9" x 11' 6" (4.80m x 3.50m)

A large front aspect double bedroom, double glazed window, alcove ideal for wardrobe, ceiling spotlights,

Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

Primarily tiled bathroom with a large wall to wall bathtub featuring handheld shower attachment, tiled flooring, extractor fan, low level WC, hand wash basin with stainless mixer tap, ceiling spotlights and mirror with lighting.

Bedroom 2

12' 2" x 8' 2" (3.70m x 2.50m)

Front aspect room with a double glazed window, alcove ideal for freestanding wardrobe or built-in storage, ceiling spotlights, outlook onto communal front garden,





Open plan lounge/diner

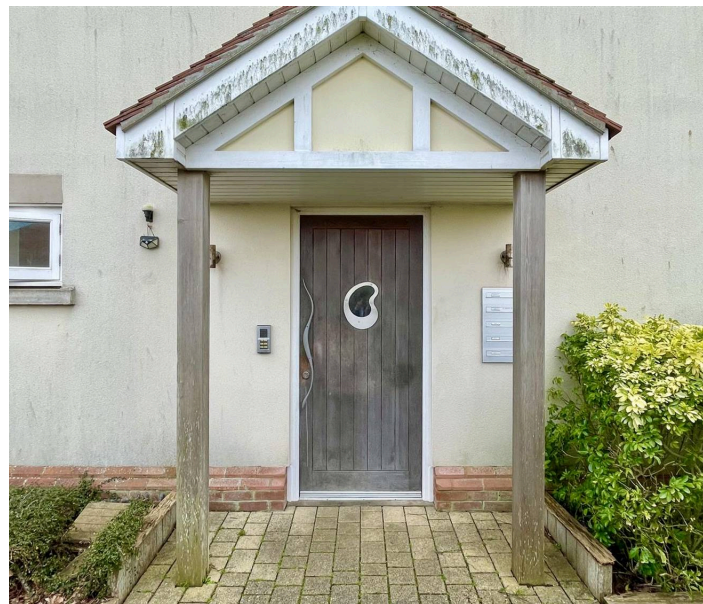
17' 1" x 12' 6" (5.20m x 3.80m)

Dual aspect, generous space, light and airy, large front aspect bay window, side aspect obscured double glazed window, ceiling spotlights, an opening provides seamless access into the kitchen.

Kitchen

9' 10" x 6' 7" (3.00m x 2.00m)

Range of eye and base level units, with incorporated gas hob, electric oven, with extractor above, composite 1.5 sink with mixer tap, incorporated washer/ dryer, space for fridge freezer, Vaillant boiler in cupboard.





GARDEN

Communal car park provides residents parking, an area laid to lawn provides further communal garden space, the space is fully fenced enclosed and adorned with shrubbery.

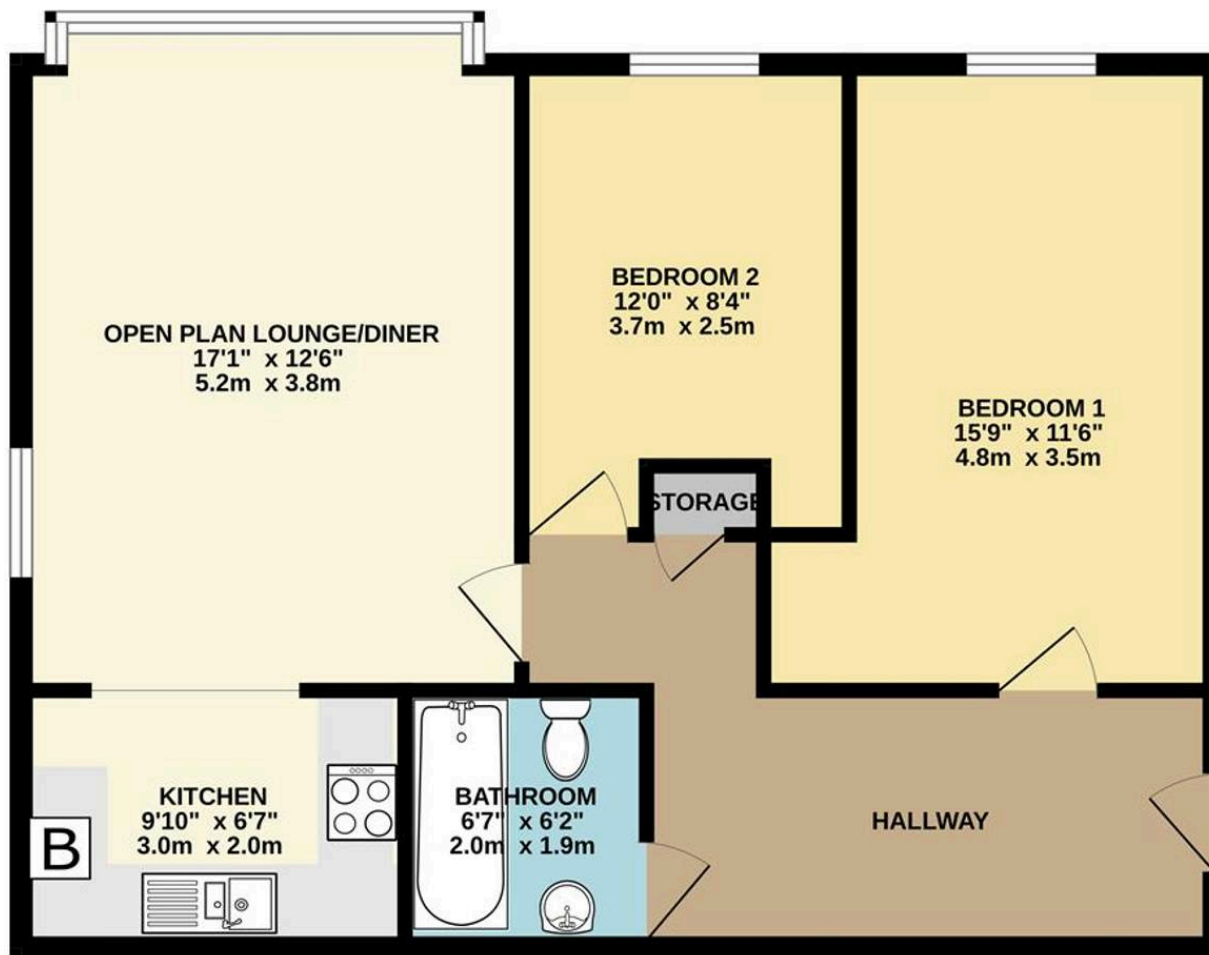
ALLOCATED PARKING

1 Parking Space

Communal car park provides residents parking, an area laid to lawn provides further communal garden space, the space is fully fenced enclosed and adorned with shrubbery.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Direct Moves, 9 Westham Road – DT4 8NP

01305778500 • Sales@directmoves.com • directmoves.com/

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