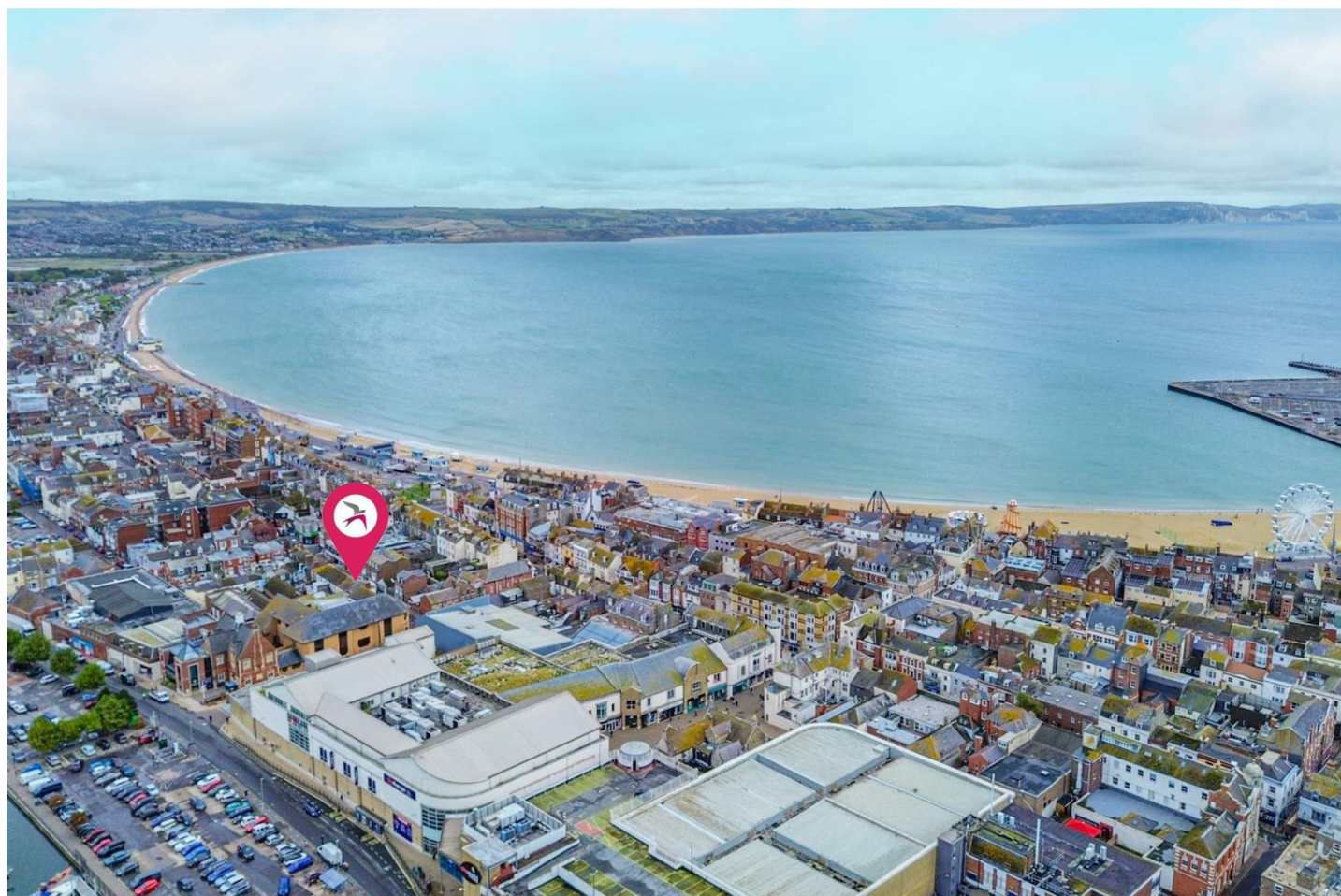




Instinct Guides You



Great George Street, Weymouth £180,000

- Two Bedroom Maisonette
- Open Plan Living
- In The Heart Of Weymouth Town Centre
- Central Weymouth Location
- Close To Bus & Train Links
- Short Walk To Weymouth Beach
- Near Shops And Cafés
- Generous Living Spaces Throughout



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



Set within the heart of Weymouth town centre, this well presented two bedroom maisonette is ideally positioned on Great George Street, moments from the seafront, harbour, shops, cafés and transport links. The property offers bright, well proportioned accommodation arranged over two floors, with a spacious open plan living area, modern fitted kitchen, contemporary bathroom and two generously sized bedrooms, making it well suited to both residential use and investment.

The property is accessed from street level, with stairs rising to the main accommodation. The first floor opens into a large open plan living room and kitchen, benefitting from ample natural light from front facing windows. The living area provides space for seating and dining, while the kitchen is fitted with a range of matching units, integrated appliances and wood effect flooring that continues through the space, creating a practical and cohesive layout.

Also on this level is the bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC, complemented by tiled walls and flooring.

A further staircase leads to the upper floor where two bedrooms are located. Both rooms are well sized and naturally lit, offering flexibility for use as double bedrooms or alternative arrangements such as a home office or guest room. The layout provides good separation between living and sleeping areas, enhancing privacy.

Great George Street is centrally located within Weymouth, offering easy access to the beach, town amenities and the picturesque harbour, all within a short walk.

Bathroom 11'10" x 6'8" (3.61 x 2.04)

Living Area / Kitchen 25'3" max x 14'11" max (7.70 max x 4.56 max)

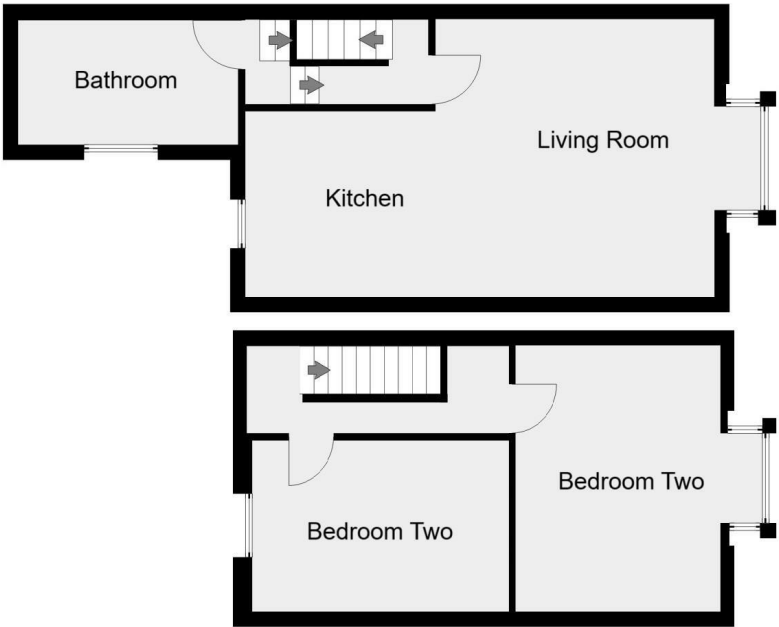
Bedroom One 13'8" x 12'1" (4.18 x 3.69)

Bedroom Two 15'1" x 9'2" (4.62 x 2.81)

Lease and Maintenance

The vendor informs us that upon completion there will be a new 999 year lease, the maintenance charge is approximately £30pcm, no holiday letting is allowed however pets are considered upon request.

We recommend these details are checked by a solicitor before incurring 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 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	

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.