



**75 Dorchester Road, Weymouth, DT4 7JY**

Offers in excess of £145,000

Leasehold

  
**MARTIN&CO**

- Upper Floor Flat
- Two Bedrooms
- No Onward Chain
- Light & Airy Accommodation
- Ideal Investment or FTB
- Close to Amenities

Discover this bright and spacious two-bedroom upper floor flat, offering comfortable living and a fantastic opportunity for first-time buyers and investors alike. Positioned in a convenient and well-connected location, the property benefits from off-street parking and easy access to a wide range of local amenities.



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

The graph shows this property's current and potential energy rating.



The flat welcomes you with a light and airy atmosphere throughout, thanks to its elevated position and generous windows that allow natural light to fill the living spaces. The well-proportioned reception room provides the perfect setting for both relaxing and entertaining, offering a comfortable environment for everyday living.

The property features two well-sized bedrooms, ideal for a couple, or those needing additional space for a home office or guest room. The layout is practical and functional, making the most of the available space.

A fitted kitchen provides ample storage and workspace, while the bathroom is conveniently located and designed for everyday practicality. The overall layout creates a home that feels both welcoming and easy to maintain.

Situated close to a range of shops, cafes, transport links, and everyday amenities, the location ensures that everything you need is within easy reach. Whether

commuting, shopping, or enjoying the local area, this property offers the perfect balance of accessibility and comfortable living.

With its bright interior, practical layout, parking, and excellent location, this property represents a fantastic opportunity to step onto the property ladder or secure a solid buy-to-let investment.

Early viewing is highly recommended to fully appreciate everything this appealing home has to offer.

LOUNGE 11' 6" x 11' 2" (3.51m x 3.4m)

KITCHEN 8' 10" x 6' 6" (2.69m x 1.98m)

BEDROOM 12' 9" x 8' 4" (3.89m x 2.54m)

BEDROOM 9' 10" x 8' 2" (3m x 2.49m)

BATHROOM

WC

LEASE INFORMATION We have been informed by the vendor that the property benefits from a 999 year lease which commenced on the 01/06/1982.

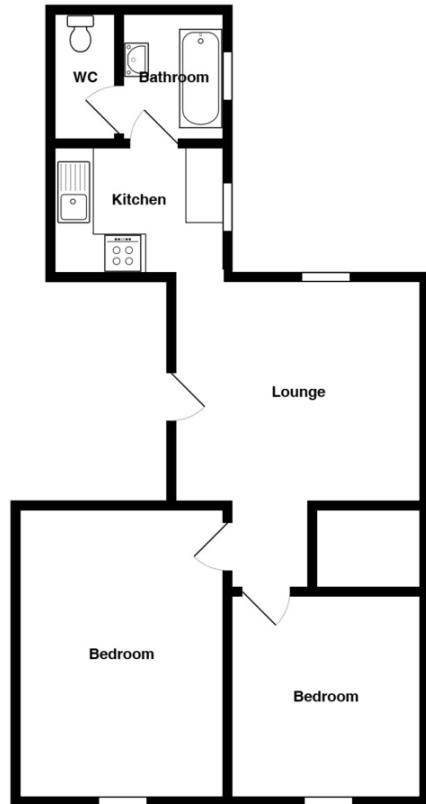
Service Charge £110 pcm

Restrictions - no pets









All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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**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.