Connells

Fleet Lagoon Portland Road Weymouth

Fleet Lagoon Portland Road
Weymouth DT4 9AG

for sale offers in excess of
£40,000

Property Description

Fleet Lagoon 49 is a Willerby Manor 2021 38 x 12 model located on the luxury development of the 5 Star 'Waterside, Chesil Vista'. This lodge has been finished to the very highest standards throughout and is brimming with luxury fittings. Further benefits include use of a gym and various bars for drinks and meals. Located within a short stroll Chesil Beach, and the stunning surrounding coastline. Weymouth and Dorchester are just a short drive, and South Western train line provides access to Bournemouth, Winchester, and London Waterloo. The seller informs us that all the crockery, cutlery pots, and pans etc will be included.

Entrance

Glazed upvc door leading into: -

Open Plan Living

20' 10" x 11' 11" (6.35m x 3.63m)

Living Room

Outstanding triple aspect room comprising of; lounge area with front south facing window. Inset feature electric fireplace. Inset spot lighting. Television point. Brushed chrome electrical USB points. Wall mounted radiator. Dining area with side aspect double glazed window. Carpeted. Skirt boarding. Storage cupboard housing combination boiler

Kitchen Area

Kitchen area comprising of luxury eye and base level units, with worksurfaces over and fitted appliances including Hotpoint microwave, fridge freezer, dishwasher. 5 ring gas oven and grill, extractor. Inset sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window. Wall mounted radiator.

Bedroom One

11' 11" x 8' 10" (3.63m x 2.69m)

Side aspect double glazed window. Wall mounted radiator. Carpeted. Skirt boarding. Spot lighting. Television point. Fitted above the bed storage. Brushed chrome electrical points. Wall lighting. Fitted wardrobes. Door leading into: -

En Suite

Side aspect double glazed window. Suite comprising low level WC and wash hand basin. Heated towel rail. Skirt boarding.

Bedroom Two

8' 5" x 5' 8" (2.57m x 1.73m)

Side aspect double glazed window. Fitted shelves. Wall mounted radiator. Brushed chrome electrical points. Inset spot lighting.

Bathroom

Side aspect double glazed window. Suite comprising shower unit, low level WC, vanity unit with cupboard. Skirt boarding.

Outside

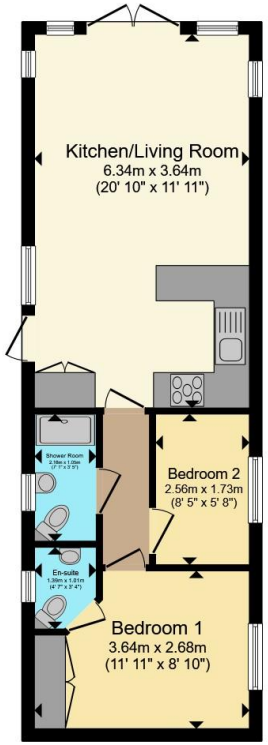
Private Veranda

Allocated Parking

Site Fees

The vendor informs us that the annual site fees are £7,917.13 which includes the water. Rates are £760.44 PA. The property holds a 14 year lease from 2023.

Sweet Dreams



Total floor area 42.9 m² (462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating:
Exempt

Tenure:

view this property online connells.co.uk/Property/WEY309778

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.