



Instinct Guides You



23 Bingleaves Road, Weymouth, DT4 8RS £230,000

- No Onward Chain
- Ground Floor Apartment
- Bingleaves Road
- Holiday Letting Permitted
- Allocated Parking
- Well Presented
- Ensuite To Principal
- Moments From Coastal Path



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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.

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Situated in the highly sought after Rodwell area of Weymouth, this beautifully presented two bedroom ground floor apartment forms part of an attractive period building and is offered for sale with no onward chain. The property benefits from a spacious open plan lounge/diner and kitchen, principal bedroom with en-suite shower room, further double bedroom, family bathroom and allocated parking. With holiday letting permitted, the apartment offers an excellent opportunity as a permanent residence, coastal retreat or investment. Bingleaves Road is ideally positioned within easy reach of Weymouth's picturesque harbour, the popular restaurants, cafés and pubs of Hope Square, Newton's Cove and the scenic walks along the Jurassic coast.

The accommodation is accessed via a communal entrance, leading into the apartment's hallway which provides access to all principal rooms.

The spacious open plan lounge/diner and kitchen creates an attractive main living space, with large windows allowing plenty of natural light. The lounge offers ample room for both seating and dining furniture, while the kitchen is fitted with a modern range of wall and base units, complementary work surfaces and some integrated appliances.

The principal bedroom is a comfortable double room benefiting from its own en-suite shower room, fitted with a shower enclosure, wash hand basin and WC. Bedroom two is a further double room, providing flexible accommodation for guests or family.

Completing the accommodation is a contemporary family bathroom fitted with a bath, wash hand basin and WC.

Outside, the property benefits from allocated parking, a particularly valuable feature in this popular location close to Weymouth's harbour and coastline.

Lounge/Diner 17'1" by 12'4" (5.22 by 3.78)

Kitchen 12'2" by 8'3" (3.73 by 2.53)

Bedroom One 11'5" by 9'3" (3.5 by 2.83)

En-Suite 9'1" by 3'6" (2.79 by 1.09)

Bedroom Two 11'10" by 8'2" (3.61 by 2.51)

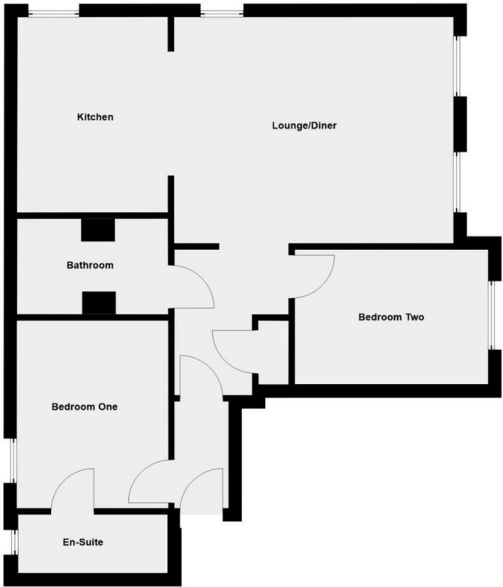
Bathroom 8'10" by 5'10" max (2.7 by 1.78 max)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced 2006, with a share of the freehold, service charge is £140 per month, there are no letting restrictions and pets are permitted.

We recommend a solicitor check these details 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	

