

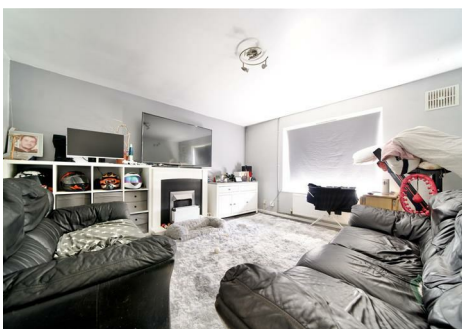


Instinct Guides You



## Castlemaine Road, Weymouth £140,000

- Two Double Bedrooms
- Generous Kitchen & Living Space
- Close To Local Amenities
- Bus Route Nearby
- Close To Green Space
- Ample Storage



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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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A well-proportioned first-floor apartment offering two double bedrooms set in a convenient position close to everyday amenities and schools. The property features a generous hallway, spacious living room, bright kitchen/diner, bathroom & excellent storage throughout.

Stairs rise to first floor. The flat opens into a wide, welcoming hallway with two useful storage cupboards and access to all principal rooms.

The kitchen/diner enjoys plenty of natural light from two rear-aspect windows and is fitted with a range of units, ample work surface, and space for appliances and a cupboard housing the combination boiler.

A door connects directly to the well proportioned living room, which provides ample space for furnishings.

Both bedrooms are comfortable doubles, each with a front-aspect window and radiator, with bedroom two also offering loft access. The bathroom comprises a bath with shower over, wash hand basin and W.C set against modern contemporary tiling.

Outside, the property benefits from a brick-built storage unit, communal washing lines. The block is surrounded by well-kept green areas.

Situated on Castlemaine Road, the location offers excellent convenience with nearby shops, doctors, schools and popular local stores including Chalbury Food & Wine, Morrisons Daily, Home Bargains and Goulds Garden Centre. Transport links offer a regular bus service Upwey train station providing direct routes to Bristol Temple Meads and London Waterloo, and easy road and cycle access to both Weymouth and Dorchester.



## Room Dimensions

**Kitchen 15'5" max x 9'5" max (4.70 max x 2.89 max )**

**Living Room 13'9" x 12'9" (4.21 x 3.90)**

**Bedroom One 14'6" x 10'3" (4.42 x 3.13)**

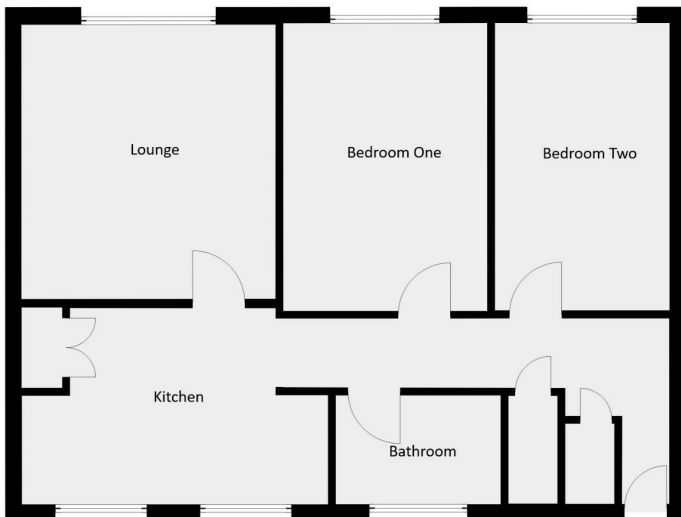
**Bedroom Two 14'5" x 8'9" (4.41 x 2.68)**

**Bathroom 8'3" x 5'5" (2.53 x 1.67)**

## Lease & Maintenance Information

The vendor informs us that there is a remaining lease of 95 years, the service charge is £479 every six months which includes the ground rent, pets are allowed however holiday letting is forbidden.

We recommend details are verified by your solicitor before incurring any additional costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.