



Instinct Guides You



## High Street, Wyke Regis, Weymouth £150,000

- Parking At The Rear
- Ground Floor Apartment With Garden
- Modern Kitchen & Shower Room
- Spacious Lounge/Dining Area
- Large Double Bedroom Garden Access
- Close To Beautiful Coastal Walks
- Long Lease 115 Years
- No Onward Chain



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A beautifully presented one-bedroom ground-floor GARDEN apartment in a grade II listed former pub with allocated parking, set within the highly sought-after Old Wyke Square. The home benefits from a modern fitted kitchen and shower room, a generous living area, and a low-maintenance courtyard garden. In addition, the property is ideally positioned just moments from local shops, schools, a health centre, public transport links, and the stunning Fleet Lagoon and Jurassic coastline.

Inside, the hub of the home is the large lounge/dining room, which flows beautifully into the kitchen. Positioned to the front, the lounge offers an excellent sense of space, enhanced by a charming sash window, with ample room for a range of furniture and versatility in layout thanks to its generous proportions. The kitchen has been recently fitted and blends seamlessly with the living area. It offers a range of fitted cabinetry and fully integrated appliances, including oven, hob, fridge/freezer, and washing machine.

Adjacent is the modern shower room, beautifully finished and featuring a contemporary shower unit with decorative tiling, wash basin, and WC.

The bedroom enjoys a bright and airy feel thanks to its westerly aspect, with direct access out to the private courtyard garden.

The courtyard itself is attractively arranged with paving and an artificial lawned, creating a lovely spot for alfresco dining or relaxing in the afternoon sun. To the rear of the building, a private car park provides an allocated parking space, along with a communal bike and bin store.



**Lounge/Dining Room 17'0" x 12'9" max (5.19 x 3.91 max )**

**Kitchen 9'0" x 8'1" (2.75 x 2.47)**

**Shower Room 6'4" x 5'11" (1.94 x 1.82)**

**Bedroom 12'5" max x 12'2" max (3.81 max x 3.71 max )**

**Lease & Maintenance Information**

The vendor informs us the property has a remaining lease length of 115 years, the service charge is approx £2,150 and there is a yearly ground rent of £250, pets are permitted however holiday lets are forbidden.

We recommend these details are checked by a solicitor before incurring costs.



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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	

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