



Instinct Guides You



Granville Road, Weymouth Offers In Excess Of £130,000

- Two Double Bedroom
- Private Garden
- Ground Floor Apartment
- Moments From Harbourside
- Close To Amenities
- Cul-De-Sac Location



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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 within a convenient and established residential area of Weymouth, Granville Road is a well proportioned two double bedroom ground floor property offering a private front garden whilst being within close proximity to local amenities and transport links, with Weymouth town centre and Harbour being within easy reach.

The accommodation is accessed via a central hallway which provides access to all principal rooms. The lounge is positioned to the front of the property and offers a cosy living space with a feature fireplace and large window allowing natural light to fill the room. The kitchen is located to the rear and is fitted with a range of base and eye level units with work surfaces, along with space for appliances and a window overlooking the rear communal space and door to side.

There are two double bedrooms, both well proportioned and offering ample space for bedroom furnishings. The main bedroom is a particularly good size, while the second bedroom also provides comfortable accommodation. The bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a neutral style.

Externally, the property benefits from a private front garden which is laid to hardstanding and gravel, providing a low maintenance outdoor space suitable for seating and general use.

Room Dimensions

Lounge 12'1" x 11'5" (3.7 x 3.5)

Kitchen 9'2" x 5'6" (2.8 x 1.7)

Bedroom One

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

Lease & Maintenance Information

The vendor informs us that there is a 99 year lease with 82 years remaining, the service charge is £87.60 a month and the ground rent is £10 a year, pets are allowed but holiday lets are not.

We recommend these details are checked by a solicitor 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 | | 69 | 73 |
| | | 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 | |

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.