Instinct Guides You

Abbotsbury Road, Weymouth
Guide Price £115,000

- Tenant In Situ
- One Double Bedroom
- Ground Floor
- Private Garden
- Utility
- Close To Town Centre & Bus Routes

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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The Property Ombudsman

A well-proportioned ground floor one-bedroom apartment with PRIVATE GARDEN is ideally located within close proximity to Weymouth town centre, bus routes and amenities.

The apartment offers generous living space throughout and benefits from high ceilings typical of the period, enhancing the sense of space and light.

At the front of the property, the spacious lounge features an attractive box bay window, creating a bright, welcoming living area with ample space for furniture.

Adjacent to the lounge is a well-proportioned double bedroom, which enjoys pleasant views over the private rear garden and offers plenty of space for bedroom furnishings.

The kitchen is fitted with a range of base and wall units, providing generous worktop space and room for appliances. A useful adjoining utility room adds further practicality.

The bathroom comprises a shower, wash hand basin, and toilet.

The attractive private rear garden, which is well-sized and mainly laid to lawn, bordered by established shrubs and bushes. This outdoor space offers an ideal area for relaxation or entertaining.

The property currently has a tenant giving the option of an immediate investment opportunity. Rental figures can be provided upon request.

Room Dimensions

Lounge 13'8" into bay x 11'8" max plus alcoves (4.18m into bay x 3.56m max plus alcoves)

Kitchen 10'5" max x 7'6" max plus recess (3.19m max x 2.31m max plus recess)

Bedroom One 11'8" x 11'8" max plus alcovess (3.58m x 3.56m max plus alcovess)

Study

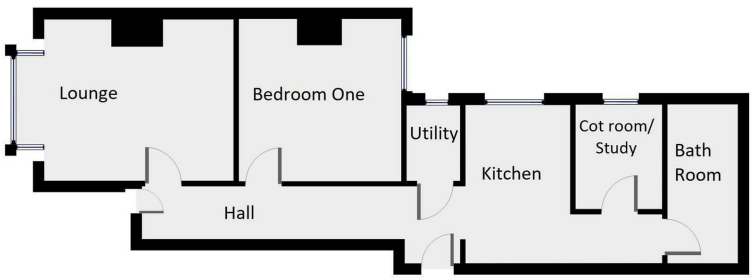
Utility

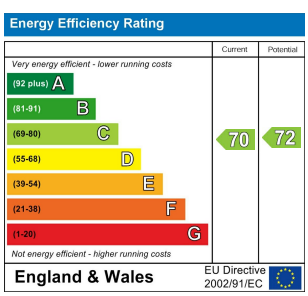
Bathroom

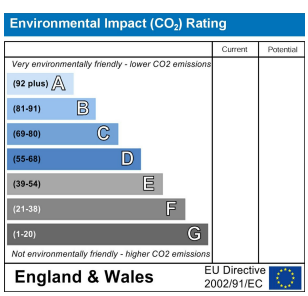
Lease & Maintenance Information

The vendor informs us there is a share of freehold with a 999 year lease commencing from 2018, all maintenance is on an as and when basis between the two properties, letting is permitted and pets are allowed.

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







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.