Instinct Guides You



Wyke Road, Weymouth
Offers In Excess Of £140,000

- No Onward Chain
- Private Entrance
- Two Double Bedrooms
- Large Living Room
- Spacious Kitchen/Dining Room
- Parking







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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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The Property Ombudsman

Offered with no onward chain, this charming period ground-floor apartment features two double bedrooms, allocated parking and access to a communal garden. Set in the ever-popular Rodwell area, the property enjoys character features throughout and far-reaching views towards the surrounding hills and countryside. The harbourside, town centre and Rodwell Trail are all just a short stroll away, providing easy access to coastal walks and local amenities.

The apartment benefits from two private entrances, with the main door fronting Wyke Road. At the heart of the home is the generous living room, offering ample space for a range of furniture and a versatile layout. A characterful window frames a pleasant outlook over the private courtyard, with doors leading to the remaining accommodation.

Bedrooms one and two sit to the front of the property and are both well-proportioned doubles, with bedroom one enjoying an especially spacious footprint.

The kitchen continues the theme of generous proportions, fitted with a range of cabinetry and offering space for a dining table and chairs. A door opens directly to the courtyard, helping to create a seamless indoor–outdoor feel.

The bathroom completes the accommodation and includes a bath with shower over, wash hand basin and WC.

Outside, the apartment enjoys a small private courtyard, parking space at the rear. Communial garden.









Kitchen 11'3" x 11'7" (3.43 x 3.54)

Bathroom 7'9" x 5'1" (2.37 x 1.56)

Bedroom One 14'10" x 12'4" (4.54 x 3.77)

Bedroom Two 14'11" x 6'2" (4.56 x 1.90)

Living Room 16'2" x 12'7" (4.95 x 3.86)

Gardens and Parking

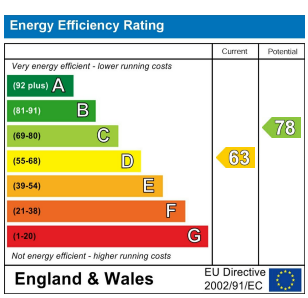
the initial rear courtyard from the back door to the end of the building is private to the flat. The remaining courtyard is communal as is the garden as is the external attached shed. A parking space within the garden is allocated.

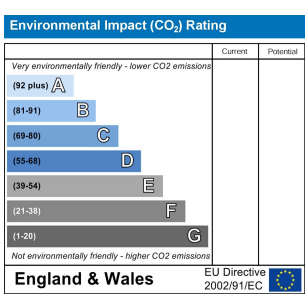
Lease & Maintenance Information

The vendors inform us the property has a remaining lease of 103 years, with a service charge paid on as and when basis and ground rent to be confirmed, pets are considered on request and no holiday letting is permitted.

This information should be confirmed by your solicitor before any expenditure.







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.