



## Dorchester road

, Weymouth DT4 7JY

- One bedroom ground floor apartment
- Living room with doors opening into conservatory
- No forward chain
- Excellent transport links nearby
- Private and spacious own garden to the rear
- Low maintenance living
- Located within walking distance to a range of local amenities
- Pets not permitted

**£185,000 Leasehold**





### Front of property

Two steps lead up to a patio area with space for bin storage, with a further step up to the communal front door.

### Communal hallway

A well presented, carpeted communal hallway, accessed via a double glazed UPVC front door with a buzzer entry system, leads to the flat entrance on the ground floor.

### Flat entrance

A wooden front door opens into the entrance hallway, a cosy space with a door opening into a storage cupboard and a door opening into the kitchen.



### Kitchen

17'4" x 8'6"

A light filled galley style kitchen with two double glazed windows, a range of both eye and base level units with incorporated eye level oven, a stylish ceramic sink with stainless mixer tap, an electric hob with an extractor above and doors opening into the bedroom, bathroom and living room.

### **Living room**

13'1" x 8'6"

A light and airy room with floor to ceiling sliding doors opening into the conservatory.

### **Conservatory**

8'10" x 6'2"

A triple aspect conservatory with French doors opening onto the garden.

### **Bedroom**

15'8" x 8'10"

A well proportioned, rear aspect double bedroom featuring ample space for wardrobes/ units, a built in storage cupboard housing the Glow Worm combi boiler and double glazed doors onto the rear garden.

### **Shower room**

9'6" x 4'3"

A modern fitted, partially tiled shower room with a sliding door opening into a walk in shower with both handheld and rainfall attachments, a heated towel rail, a hand wash basin with storage beneath and a stainless mixer tap.

### **Rear garden**

A well proportioned, sunny rear garden with patio tiles, and mature shrubbery adorning the space, to the rear a wooden shed/ summer house with a glass frontage provides an excellent storage/ relaxation space.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-estimation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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