



Instinct Guides You



Clearmount Road, Weymouth £220,000

- Two Self Contained One Bedroom Apartments
- Ground Floor Apartment With Garden
- Currently Achieving £1,525pcm
- Close To Rodwell Trail
- Amenities Nearby
- Close To Bus Route



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A Rare Investment Opportunity achieving £1,525pcm.

A well presented property, thoughtfully arranged as two one-bedroom apartments. Situated in the highly sought-after area of Rodwell, the accommodation spans three floors with the ground floor property boasting a rear courtyard garden. Apartment two is a spacious well presented duplex apartment. Tenants are in situ.

The communal entrance leads to individual flats:

Ground Floor Flat:

This flat features a cosy lounge with a boxed bay window to the front & a charming feature fireplace. The double bedroom sits adjacent and is spacious with ample room for furniture. A door leads to the kitchen which has ample cabinetry and work surface complimented by a westerly aspect window. The shower room finishes the apartment and comprises a shower cubicle, hand basin and w.c. A door leads to the rear courtyard garden which enjoys a sunny aspect.

Upper Flat:

The landing provides access to all rooms, with stairs ascending to the bedroom level. The generously sized bathroom is bright, thanks to a rear-facing window. The bedroom is a double, featuring an ornate fireplace and a rear-facing window. The lounge at the front is spacious, with a large window and a central period fireplace. On the top floor, the second double bedroom benefits from both front and rear-facing windows, adding natural light despite its sloped ceilings.



Room Dimensions

Ground Floor Flat

Ground Floor Living Room 11'8" max x 11'1" max (3.58 max x 3.40 max)

Ground Floor Kitchen 2.65 x 2.50

Ground Floor Bedroom 11'11" x 11'1" (3.65 x 3.39)

First Floor Flat

First Floor Living Room 15'3" x 9'6" (4.65 x 2.91)

First Floor Bedroom 18'0" max x 10'10" max (5.51 max x 3.31 max)

First Floor Kitchen 12'0" x 8'1" (3.66 x 2.47)



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		74	77
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.