



Instinct Guides You



Upway Street, Weymouth Offers In Excess Of £130,000

- No Onward Chain
- Moments From Sea
- Close To Town Centre
- Well Presented
- One Bedroom
- Courtyard Garden



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



Situated within a central and convenient position close to Weymouth town centre, Upway Street is a well proportioned one bedroom house offered with no onward chain. The property benefits from a spacious living room, separate kitchen, a generous double bedroom with en suite shower room and a private courtyard garden, all within easy reach of local amenities, the beach and transport links.

The property is entered into a spacious living room which provides a comfortable main reception area with space for furnishings. Stairs rise from this room to the first floor, while a doorway leads through to the kitchen. The kitchen is fitted with a range of base and eye level units with work surfaces, incorporating an oven and space for appliances, with a window allowing natural light into the room.

Stairs rise to the first floor landing area which opens into a generous double bedroom. The bedroom offers good floor space for a range of furniture and benefits from natural light via a front aspect window. Positioned off the bedroom is a shower room fitted with a shower, wash hand basin and WC.

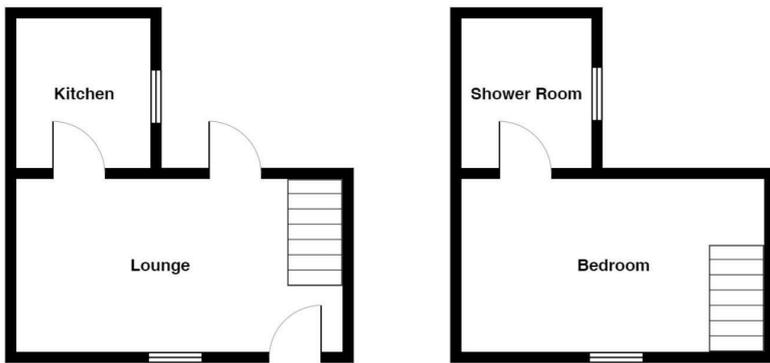
Externally the property benefits from a small private courtyard style garden to the rear, providing an outdoor space suitable for seating and low maintenance use. The location offers excellent access to Weymouth town centre, the harbour and beach, making this an ideal first time purchase or investment opportunity.

Room Dimensions

Lounge 15'5" max x 8'0" (4.71 max x 2.44)

Kitchen 7'1" x 6'3" (2.17 x 1.92)

Bedroom 11'8" x 8'2" (3.58 x 2.5)



All measurements are approximate and for display purposes only

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 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.