

**DIRECT**



**MOVES**



## **Abbotsbury Road**

, Weymouth DT4 0JY

- Expansive split level apartment
- High ceilings and large bay window
  - Large light and airy living area
- Front garden with bin storage area
- Walking distance to harbour and beach
- Three large double bedrooms
- Set on first and second floors
- Bathroom with separate cloakroom
  - Share of freehold
- Excellent access to Weymouth, Portland and Dorchester

**Offers Over £166,000 Share of Freehold**



### Full Description

Generous three bedroom maisonette presented to a modern standard throughout set over three floors. Situated within just a short stroll away from Weymouth harbour and town centre. Boasts; private own entrance, three double bedrooms, newly fitted kitchen, separate lounge, shower room & cloakroom.

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Abbotsbury Road is an established road that is within walking distance of Weymouth town, harbour and award winning beach. It is a great location for many amenities including local supermarkets, schools, Rodwell trail with picturesque coastal walks and cycle routes. Superbly appointed, perfect for holiday letting or coastal retreat. There is easy access to Dorchester, Bournemouth and Poole, and just a 10 minute walk to Weymouth train station.

Weymouth is a charming seaside town in Dorset, nestled on the picturesque Jurassic Coast. It beckons with its stunning scenery, vibrant activities, and friendly community. Whether you seek seaside relaxation, adventure on the Jurassic Coast, or a warm sense of belonging, this charming town has something special to offer everyone.



### Front of Property

Wall enclosed with paving and gravelled area leading to:

### Entrance

Own apartment entrance via double glazed door with stairs leading to the first floor.

### 1st Floor Hallway

Stairs leading from the ground floor entrance, stairs leading to the second floor, under stairs storage cupboard, radiator, power points, doors leading to:

### Lounge

11'10" x 15'1"

Front aspect double glazed squared bayed window, power points, radiator, wall mounted thermostat, T.V point.

### Kitchen

9'11" x 11'6"

Rear aspect double glazed window, range of eye and base level units with work surfaces over, 1 1/2 stainless steel sink with draining board, 4 ring gas hob with oven underneath and extractor fan overhead, partially tiled, power points, space for washing machine, space for tumble dryer, space for under counter fridge, freezer, wall mounted combination boiler.

### Bedroom 3/Office

8'2" x 11'6"

Side aspect double glazed window, radiator, power points.

### Shower Room

Side aspect double glazed window, low level W.C. hand wash basin. corner shower unit with glass sliding doors, partially tiled, heated towel rail.

### 2nd Floor Landing

Rear aspect double glazed obscured window, loft access via hatch, doors leading to:

### Bedroom One

12'10" x 15'1"

Large front aspect room with double glazed windows, power points, radiator.

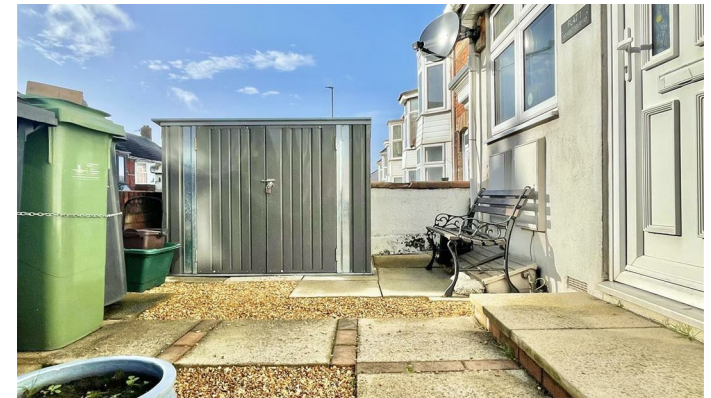
### Bedroom Two

9'2" x 12'6"

Rear aspect double glazed window, radiator, power points.

### Cloakroom

Low level W.C, hand wash basin with splash back tiles.



Local Authority  
Council Tax Band **B**  
EPC Rating



**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
<https://directmoves.com/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

