



Instinct Guides You



Rockhampton Close, Weymouth £160,000

- No Onward Chain
- Recently Modernised
- Large Kitchen/Breakfast Room
- One Bedroom Bungalow
- Moments From Shops
- Close To Travel Links



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Situated in Rockhampton Close, a cul-de-sac on the outskirts of Weymouth, this recently modernised one bedroom bungalow is offered for sale with no onward chain and available exclusively to buyers aged 55 and over. The property benefits from a spacious modern kitchen/breakfast room, generous living room, double bedroom, contemporary shower room and an enclosed rear garden. The location provides convenient access to a selection nearby shops and amenities, while Upwey railway station is also within easy reach and regular bus service to Weymouth & Dorchester.

The accommodation is approached via an entrance porch, opening into an inner hallway which provides access to the principal rooms.

The living room is a generous space positioned to the front of the property, with a large window providing natural light. The kitchen/breakfast room has been modernised and is fitted with a range of contemporary wall and base units, work surfaces and contrasting tiled splashbacks, with space for appliances and room for a breakfast area. A door from the kitchen provides direct access to the rear garden.

The bedroom is a good sized double room overlooking the rear, while the shower room has also been modernised and is fitted with a contemporary suite including a walk-in shower area, wash hand basin and WC.

Outside, the property benefits from an enclosed rear garden with a generous paved patio providing space for outdoor seating, together with a lawned area beyond with some views of the surrounding hills and countryside.

Room Dimensions

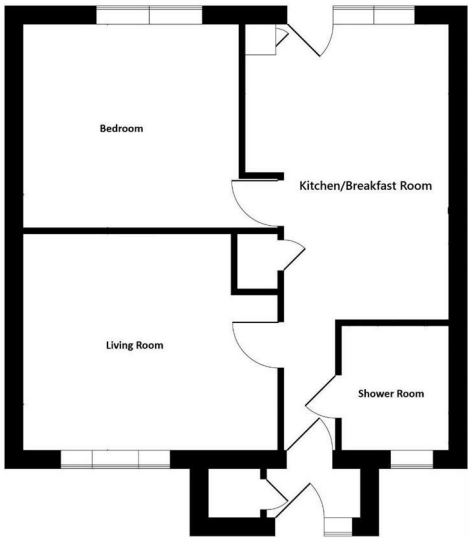
Living Room 13'2" max x 11'2" max (4.03 max x 3.41 max)

Kitchen/Breakfast Room 15'10" x 10'9" > 8'8" (4.83 x 3.28 > 2.66)

Bedroom 11'2" x 10'6" (3.42 x 3.21)

Service & Maintenance Charge

The vendor informs us that there is a £140 per annum service charge payable to Aster for maintenance of communal areas.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.