



Connells

Park Street
Weymouth



Property Description

No 49B. Park Street is a small development of 3 dwellings, accessed through a private gated entrance making an invaluable for second home ownership or holiday letting.

Entering the property, you are welcomed to the hub of the home, the open plan living space. A contemporary kitchen offers sleek cabinetry and ample storage and benefits a built in oven, hob and fridge freezer. The remaining room offers ample room to entertain and versatility in layout.

Rising to the first floor, is the double bedroom with a dual aspect, bathroom and proportioned storage cupboard. The well presented family bathroom completes the first floor accommodation, a stylish tiled finish complements the white suite comprising bath with shower over, wash hand basin and w/c.

The property enjoys an enviable position, moments to The Esplanade and vibrant harbourside are within walking distance. The bus and train station are also convenient within a short walk.

Entrance

Wooden door leading into:-



Open Plan Living

21' 11" x 11' 11" (6.68m x 3.63m)

Kitchen Area: Full fitted kitchen with a range of high gloss wall and base units with worksurfaces over, inset stainless steel & drainer. Induction hob with electric oven. Power points. Inset spotlighting. Space for a fridge freezer. Side aspect double glazed window.

Sitting Room: Dual aspect double glazed windows. Carpeted. Storage cupboard. Power points. Inset spot lighting. Television point. Two wall mounted radiators. Stairs rise to first floor.

First Floor

Landing

Carpeted. Loft access. Power points. Airing cupboard housing boiler. Door leading into:-

Bedroom One

15' 7" x 12' 11" (4.75m x 3.94m)

Dual aspect double glazed windows. Wall mounted radiator. Power points. Television point.

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

Impressive suite, comprising paneled bath with shower attachment over, low level WC and wash hand basin. Tiling. Extractor fan. Chrome heated towel rail. Side aspect double glazed window.

Outside

Communal Courtyard

Outside there is a communal courtyard accessed via gate onto Bath Street.

Charges

In the new title, there will be an annual charge TBC for contribute toward upkeep and maintenance of the communal garden area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

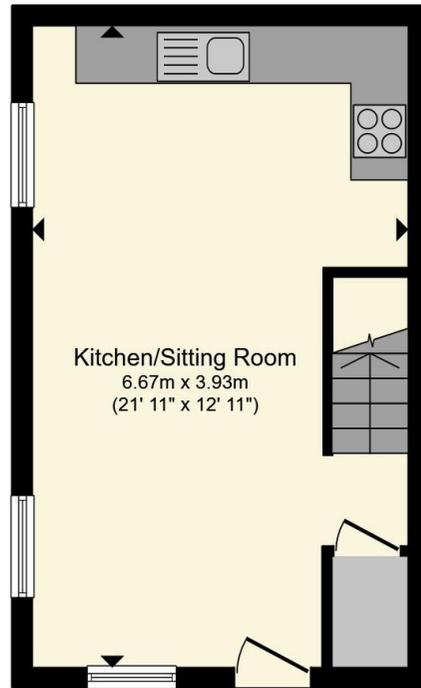
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

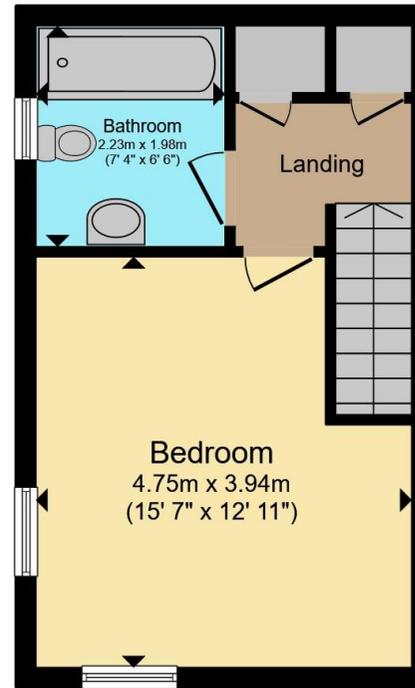








Ground Floor



First Floor

Total floor area 52.4 m² (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309549



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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