



Dorchester Road , Weymouth DT4 7LD

- Outstanding investment sale comprising four one bedroom self contained apartments
- Two ground apartments and two first floor apartments
 - Walking distance to Weymouth town and coast
 - All apartments are well laid out and modernised
 - Located near Lodmoor Country Park
- Large forecourt providing extensive parking
- Prime residential location in Lodmoor
- Excellent monthly income with proven tenant records
 - Double glazing and gas central heating
 - A great investment opportunity

£389,000 Freehold





Front of property

The frontage benefits from a concrete-laid parking area, enclosed by a low brick wall for added definition. To the rear, there is a bin store, and secure entry doors provide access to all flats via the communal entrances.

Communal entrance (A,B)

An obscured, double-glazed UPVC door provides access into a communal hallway, offering shared entry to both Flat A and Flat B. From here, a private front door opens into...

First floor flat entrance (A)

A front door leads into Flat A, opening to a private entrance and stairway that ascends to the first-floor landing. The landing provides access to the loft and connects to the lounge. This apartment has its own electric supply and the tenants are responsible for payment.

Living room (A)

17'0" x 10'5"

Positioned at the front of the property, the lounge features a front-aspect double-glazed window allowing for plenty of natural light. The room also includes a radiator and a door leading through to the kitchen.

Kitchen (A)

13'5" x 5'2"

With a side-aspect double-glazed window, the kitchen is fitted with a range of eye and base level units, a stainless steel sink unit with mixer tap, and a four-ring hob with oven and extractor fan. There is space provided for a washing machine and fridge freezer, as well as part-tiled walls.

Bedroom (A)

16'4" x 12'1"

The bedroom benefits from a side-aspect double-glazed window and includes a storage cupboard housing the lagged hot water cylinder. A radiator provides heating for the space.

Bathroom (A)

8'6" x 7'6"

A side-aspect frosted double-glazed window, a panel-enclosed bath with Triton wall-mounted shower, mixer tap, and grip handles, along with a pedestal wash hand basin and low-level WC. Part-tiled walls and a radiator complete the space.

Ground floor flat entrance (B)

Flat B is accessed via a shared communal hallway. Once inside, the private entrance opens to a hallway featuring an under-stair storage cupboard and a radiator. A further cupboard provides additional storage and leads through to the living room.

Living room (B)

14'5" x 10'5"

Situated at the front of the property, the lounge is a bright, welcoming space with a front-aspect double-glazed bay window. A radiator adds warmth, and a door provides access into the kitchen.

Kitchen (B)

13'5" x 5'2"

With a side-aspect double-glazed window, the kitchen is fitted with a range of eye and base level units, complemented by work surfaces and tiled splashbacks. It includes a stainless steel sink unit with mixer tap, electric hob, fitted oven, and extractor fan. There's space for both a washing machine and fridge freezer, and the room is completed with Hotpoint flooring and a wall-mounted Viessman boiler.

Bedroom (B)

15'8" x 9'10"

The bedroom features a side-aspect double-glazed window and a useful recessed area offering storage and hanging space. A radiator provides comfort, making this a cosy and functional room.

Bathroom (B)

12'9" x 4'3"

A double-glazed frosted window to the side brings in natural light while maintaining privacy. The bathroom comprises a panel-enclosed bath with Mira wall-mounted shower, a low-level WC, and a pedestal wash hand basin. The space is finished with part-tiled walls, a tiled floor, and a radiator.

Ground floor flat entrance (C)

A double-glazed door leads directly into this ground floor apartments living room...

Living room (C)

16'0" x 8'10"

The living room is a bright and welcoming space, featuring a radiator and an open-plan layout that flows into the kitchen area.

Kitchen (C)

8'2" x 8'2"

The kitchen is fitted with a range of eye and base level units, work surfaces, and part-tiled walls. It includes an electric hob, fitted oven, extractor fan, and stainless steel sink unit with mixer tap. There is space for a fridge freezer and washing machine, along with a recessed area housing the fuse box and an additional radiator. The electric flooring adds a modern finish.

Inner lobby (C)

From the kitchen, a doorway leads to an inner lobby, providing access to the bedroom and bathroom.

Bedroom (C)

14'1" x 7'2"

The bedroom benefits from a side-aspect double-glazed window and a radiator, offering a peaceful and comfortable space.

Bathroom (C)

6'10" x 4'11"

The bathroom is fitted with a panel-enclosed bath with mixer tap and wall-mounted Triton shower. Additional features include a low-level WC, wash hand basin with mixer tap, part-tiled walls, an extractor fan, radiator, and a small built-in shelving unit for storage.

First floor rear flat entrance (D)

A double-glazed front door opens to a private stairway leading up to this first-floor apartment.

Living room (D)

16'0" x 8'6"

The lounge is a bright space with a side-aspect double-glazed window and a radiator. A door leads through to the kitchen.

Kitchen (D)

16'0" x 4'3"

The kitchen is fitted with a range of eye and base level units with drawers and work surfaces, complemented by part-tiled walls. It features a stainless steel sink unit with mixer tap, a four-ring electric hob, fitted oven, extractor fan, and space for a fridge freezer. There is also plumbing and space for a washing machine. A side-aspect double-glazed window allows in natural light.

Bedroom (D)

9'10" x 7'10"

From the kitchen, a door opens to an inner lobby with access to the loft space. The bedroom includes a side-aspect double-glazed window, a radiator, and a fitted double wardrobe offering ample storage and hanging space.

Bathroom (D)

7'10" x 6'10"

The bathroom features a fully enclosed shower with wall-mounted shower unit and mainly tiled walls. Additional fittings include a pedestal wash hand basin, low-level WC, radiator, and a cupboard housing the lagged hot water cylinder. A side-aspect double-glazed frosted window and extractor fan provide ventilation and privacy.

Expansive wrap around driveway

There is a large driveway providing ample parking to the front and rear of the property for several cars, with a bin store area to the rear and low brick wall to the front.

Tenancy Income and utility details

The apartments are rented out with Assured Shorthold Tenancies, with monthly incomes outlined below

Flat A £725.00 pcm

Flat B £715.00 pcm

Flat C £725.00 pcm

Flat D £710.00 pcm

The tenants pay their own council tax and water rates, and have water meters.

The landlord is responsible for the property gas bill.

Flat A has their own electric supply.

Flat B, C, D have meters, and they purchase cards from the landlord, and then the

landlord pays the electricity bill.



Local Authority
Council Tax Band A
EPC Rating

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC025

Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
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.

