



Swallow Court | 77 Abbotsbury Road | Weymouth | DT4 0AQ

£132,500

BEAUMONT  JONES

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£132,500**

This well-presented one double bedroom maisonette would make an excellent first time purchase located within walking distance of the town centre boasting off road parking for one car. Offered with no forward chain, the property comprises a spacious lounge/diner, modern fitted kitchen, modern bathroom and plenty of storage throughout. Viewing is highly recommended to be appreciated.

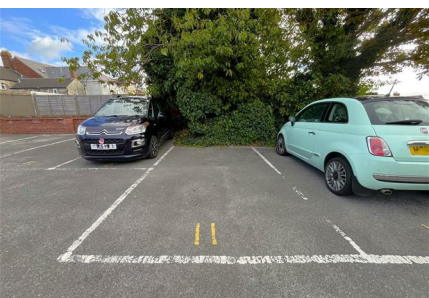
- One Double Bedroom
- Modern Kitchen and Bathroom
- Allocated off Road Parking
- Perfect First Time Purchase For One Car
- Walking Distance of The Town Centre & Beach
- No Onward Chain

Full Description

Entrance into the building is via a rear aspect double glazed communal door leading into a communal hall with stairs rising to the first floor where the entrance can be found. Upon entering the flat you are met with a welcoming hall with stairs rising to the second floor landing, storage cupboard and a door leads through to the principle rooms. The great sized lounge/diner offers plenty of space for furniture, two front aspect double glazed windows and a door into the kitchen. The modern fitted kitchen comprises eye and base level units with worktops over, integral oven with inset four ring electric hob and extractor hood over, splash back tiles around, space and plumbing for a washing machine and



This well-presented one double bedroom maisonette flat is located within walking distance of the town centre.



space for an undercounter fridge/freezer.

The second floor has a landing area with a further storage cupboard housing an immersion tank and doors lead through to the double bedroom and bathroom. The master bedroom is a generous sized double offering a double glazed Velux window and ample space for bedroom furniture. The bathroom has a modern suite including a panel enclosed bath with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater and partially tiled walls.

Outside offers allocated off road parking for one car to the rear of the building within the car park. Communal bin store and clothes lines are also located at the rear of the block.

The property sits within walking distance of the town, harbour and local amenities including a supermarket.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - Mains electric & drainage.

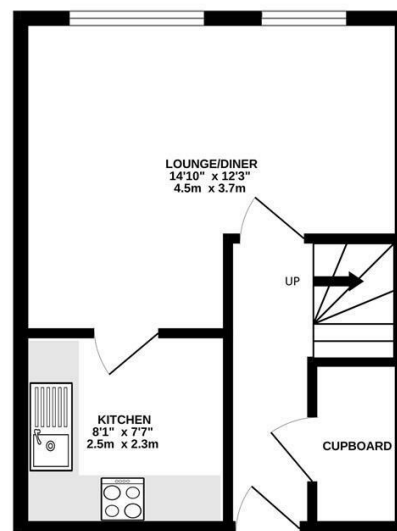
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



SECOND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.

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.
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We value more than your property

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