



Instinct Guides You



Wellington Court, Weymouth £170,000

- Close To Nothe Fort & Harbourside
- Front & Side Private Garden Space
- Shower Wet Room
- Large Double Bedroom
- Allocated Parking Space
- Modern Double Glazing Throughout
- Part Of A Historic Development
- Semi Detached Bungalow



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with no onward chain this charming one-bedroom semi-detached bungalow offers generous, well-arranged living space with parking & private garden. The home enjoys highly desirable position close to Hope Square, Nothe Fort and Weymouth Harbour.

The home has a charming frontage with allocated parkign and a small garden behind. Stepping in from the driveway, the side entrance opens into a central hallway with access to the loft.

The kitchen sits just off the hall and features a selection of fitted cabnitrery, an electric oven with hob and extractor, a washer dyer and fridge freezer. A double-glazed window brings in natural light, and a serving hatch connects to the dining area.

The bedroom is a comfortable double with ample room for furniture and built-in airing cupboard housing the hot water tank with shelving.

The wet room offers excellent practicality and comprises an electric shower with folding screen, WC, wash basin, heated towel rail and wall-mounted heater.

The heart of the home is the spacious lounge/dining room. It offers space for a range of furniture and layouts and enjoys a view over the front garden into Wellington Court. In addition the loft space has ladder access and has been lagged.

The front of the property provides off-street parking via the driveway. There is also a patio area, a wooden shed and well-established flower borders with a variety of shrubs and trees. An additional gravelled section with further planting enhances the kerb appeal.

Bedroom 11'2" x 11'0" (3.41 x 3.36)

Wet Room 7'2" x 6'5" (2.19 x 1.98)

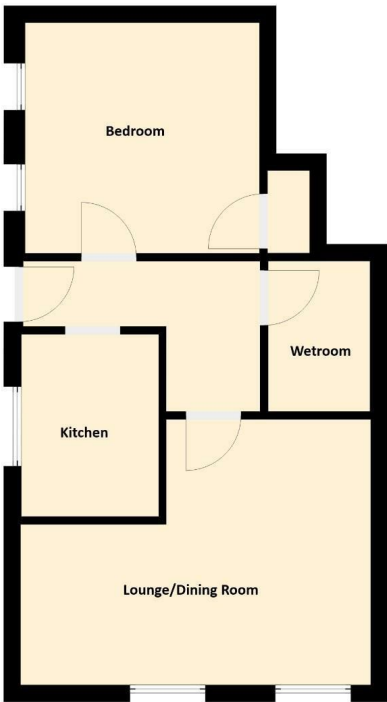
Kitchen 8'8" x 6'6" (2.65 x 2.00)

Lounge/ Dining Room 16'8" max x 12'7" max (5.10 max x 3.85 max)

Lease & Maintanance Information

The vendor informs us the property has a remaining lease of 157 years, the ground rent is amalgamated into the service charge which is approx £1,500 per anum, holiday lettings are prohibited.

We reccomend these details are checked by a solcitor before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.