Instinct Guides You



Buxton Road, Weymouth
£140,000

- No Onward Chain
- Ground Floor
- Sea Glimpse
- Allocated Parking
- Communal Garden
- On A Bus Route
- Buxton Road
- Close To Amenities
- Gas Central Heating
- Share Of Freehold*







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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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The Property Ombudsman

Situated along Buxton Road in the popular Rodwell area of Weymouth, this one bedroom ground floor apartment is offered for sale with no onward chain and benefits from access to a generous rear communal garden. The property is conveniently positioned for local amenities, with the picturesque Rodwell Trail, Newton's Cove, Nothe Gardens and Weymouth's historic harbour all within easy reach. The location also provides access to the town centre, marina and seafront, making it an appealing opportunity for first time buyers, investors or those seeking a coastal retreat.

The accommodation is arranged on one level, with an entrance opening into a hallway providing access to the principal rooms.

The lounge is a well-proportioned reception room with dual aspect windows, offering space for both seating and additional furnishings. Its layout provides flexibility for arranging the room to suit individual requirements.

The separate kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. There is an integrated oven with hob and extractor above, together with space for additional appliances. A window provides natural light and ventilation.

The bedroom is a generous double room with a window overlooking the outside, offering ample space for bedroom furniture. The room also benefits from a built-in storage cupboard.

Completing the internal accommodation is a bathroom fitted with a panelled bath with shower attachment, wash hand basin and WC, together with a window providing natural ventilation.

Externally, the property benefits from access to a generous communal rear garden, predominantly laid to lawn with established planting and enclosed by fencing. The garden provides a pleasant outdoor space and is a notable feature of the property.









Room Dimensions

Lounge 13'9" x 11'0" (4.2 x 3.37)

Kitchen 9'4" x 5'10" (2.86 x 1.78)

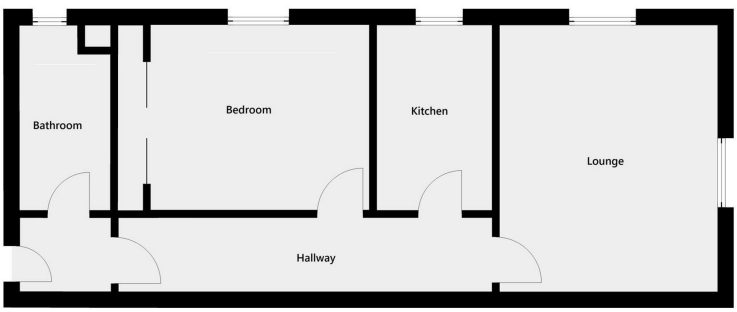
Bedroom 11'1" x 9'2" (3.38 x 2.81)

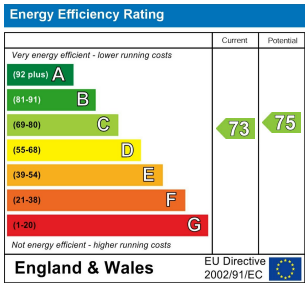
Bathroom

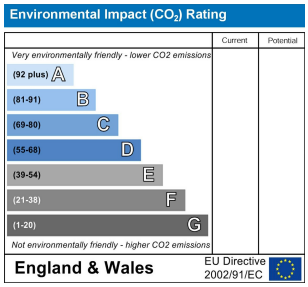
Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 2021 with a share of the freehold to be passed after completion, the service charge is to be arranged, no ground rent, no holiday letting but pets allowed.

We recommend these details are checked by a solicitor before incurring costs.







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.