



AUSTIN
ESTATE AGENTS

Dumbarton Road

Wyke Regis

Weymouth

Dorset

DT4 9BX

Offers in Excess of £190,000

SUMMARY

- Purpose Built Apartment
- Two Bedrooms
- Attractive Lounge / Diner
- Modern Fitted Kitchen
- Bathroom with Modern Suite
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Close Proximity to Local Shops & Amenities
- Walking Distance of Local Beaches





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

FIRST FLOOR

Hallway

Lounge / Diner 10' 8" x 13' 5" (3.24m x 4.09m)

Kitchen 9' 11" x 7' 7" (3.03m x 2.31m)

Bedroom One 9' 7" x 10' 0" (2.91m x 3.06m)

Bedroom Two 6' 4" x 6' 10" (1.92m x 2.08m)

Bathroom 6' 3" x 7' 7" (1.90m x 2.32m)

OUTSIDE

Allocated Parking Space

THE PROPERTY

We are delighted to present to the market this wonderful apartment which comes with the freehold of the property. The property benefits from double glazing, gas central heating, a modern fitted kitchen and bathroom, two bedrooms and attractive lounge / diner. Outside the property enjoys private off-road parking to the front.

Access is gained into the apartment from a private entrance door at the front of the property, leading into a lobby area with stairs ascending to the first floor. The hallway is well proportioned with a useful storage cupboard, access to the loft and doors to all rooms. A side aspect double glazed window gives good natural light. The lounge / diner is situated to the front aspect with ample space for both lounge and dining furniture and enjoying excellent natural light from a large double glazed window. The kitchen is tastefully fitted with modern range of matching eye level and base units, integral four ring gas hob, electric oven and concealed extractor as well as room for additional domestic appliances.

The apartment boasts two bedrooms, which are both found to the rear of the property with double glazed windows overlooking the surrounding area. Completing the accommodation is the bathroom, which comprises a low-level WC, pedestal wash hand basin, panelled bath with shower attachment, heated towel rail and tiled walls.

Externally, the property further benefits from off-road parking with a private allocated parking space to the front.

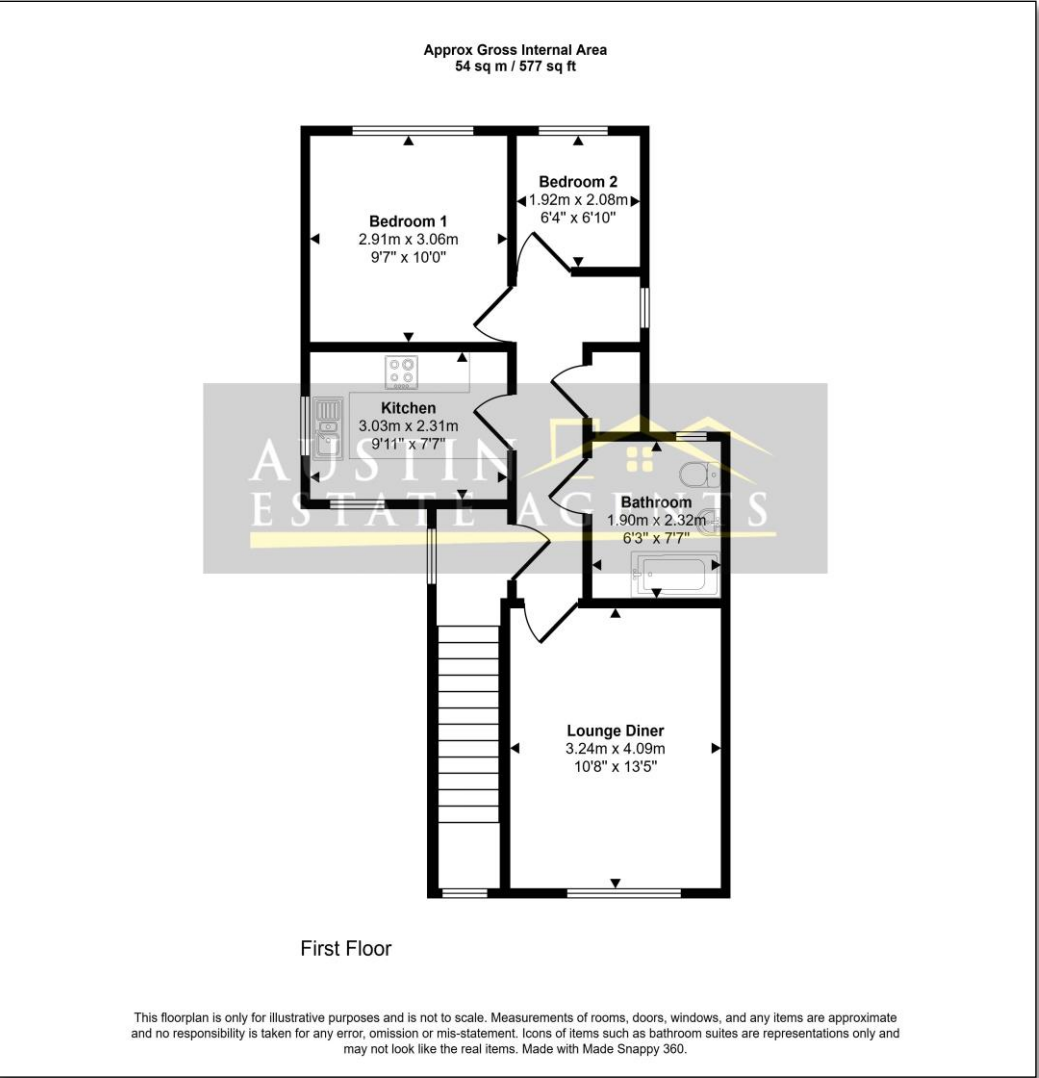
Located in Wyke Regis, the property is close to the Rodwell Trail, which provides wonderful walks along the coastline to Sandsfoot Gardens, Sandsfoot Castle and local beaches. Shops and amenities, including a regular bus route, well regarded schools, a library, health centre, 15th Century church, an award winning public house and popular eateries are a short distance away.

For further information, or to make an appointment to view this lovely apartment, please call the team at Austin Estate Agents.

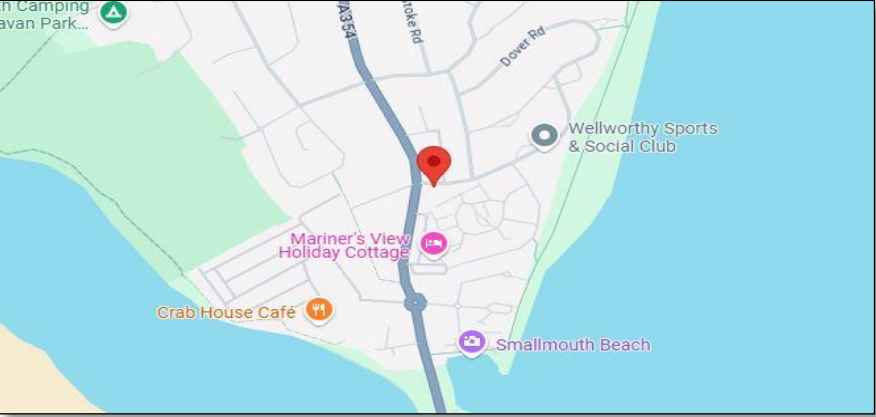
The vendor informs us that they own the freehold of the property, subject to the lease of the downstairs flat. There is no formal arrangement for service charge, and no ground rent is payable. This property and the downstairs apartment split maintenance and building insurance costs on a 50/50 basis. Pets and sub letting are permitted, holiday lets are not allowed.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A	TENURE: Freehold
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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.