



Instinct Guides You



Dorchester Road, Weymouth £170,000

- Upwey
- Two Double Bedrooms
- No Onward Chain
- Allocated Parking
- Open Countryside Views
- Good Transport Links



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Located in a well-maintained modern apartment block in Upwey, this top-floor apartment offers two double bedrooms, a spacious open-plan lounge and kitchen, a modern bathroom, allocated parking and bright interiors with charming features. With generous living space and excellent natural light throughout, the property enjoys some open countryside views ideally located equidistant to both Weymouth and Dorchester.

The apartment is accessed via a smart communal hallway and stairwell, leading into a welcoming entrance hall with room for storage and coat hanging. To the left, the heart of the home is an expansive open-plan lounge and dining area with vaulted ceilings and twin skylights. This space is beautifully presented, offering plenty of room for both relaxing and entertaining, with soft neutral decor and fitted carpeting enhancing the sense of warmth and comfort.

The kitchen is neatly arranged off the lounge, designed in a modern shaker style with integrated oven, hob, extractor, under-counter appliances and tiled flooring. Open to the living space, it allows for sociable dining while maintaining a defined cooking area with useful breakfast bar area.

Returning to the hallway, the bathroom is positioned between the bedrooms and is fitted with a white suite including a panelled bath with shower over, a wash basin, WC and chrome towel rail, all finished with contemporary tiling and a window for natural ventilation.

Both bedrooms are generously sized doubles. Bedroom One offers space for wardrobes and a rear aspect window bringing in plenty of light, while Bedroom Two is similarly spacious with sloped ceilings and feature windows, ideal as a guest room or home office.

Outside, the property benefits from allocated parking along with visitors spaces and is within easy reach of Weymouth and Dorchester town centres, with good transport links near by. The apartment combines charm with modern convenience in a desirable location.

Room Dimensions

Open Plan Living Area 16'8" x 16'7" (5.1 x 5.06)

Bedroom One 12'5" x 8'11" (3.8 x 2.74)

Bedroom Two 9'8" x 8'2" (2.96 x 2.51)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2007, service charge is £190.90 per month which includes the buildings insurance, ground rent is £150 per annum, no holiday letting and pets are permitted.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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	



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