



Instinct Guides You



Passage Close, Weymouth, Dorset DT4 9GE £285,000

- Incredible Sea Views
- No Onward Chain
- Garage
- Private Balcony
- En Suite
- Two Bedrooms
- Townhouse
- Wyke Regis
- Enclosed Rear Garden
- Moments to Smallmouth Cove



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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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A BEAUTIFULLY PRESENTED two bedroom townhouse in an ideal setting moments from the waters of the Fleet, PORTLAND HARBOUR and the SEA along CHESIL BEACH.

Marketed with NO ONWARD CHAIN the accommodation comprises bedroom/office, cloakroom and INTEGRAL GARAGE on the ground floor. To the first floor is a light and airy lounge/diner, modern fitted kitchen/breakfast room and family bathroom. To the second floor is the master and en suite.



Room Dimensions

- Entrance**
Door into:-
- Hallway**
Stairs rising to first floor. Under stairs storage cupboard housing electric meter. Wooden style flooring. Electric heater. Telephone point and alarm control panel. Door into:-
- Cloakroom**
Comprising close coupled WC, pedestal wash hand basin, complimentary tiling, wall mounted electric heater. Side aspect double glazed window.
- Bedroom Two/ Office 16'1" x 10'5" (4.91 x 3.20)**
Rear aspect double glazed windows. Rear aspect french doors providing access to the rear garden. Electric heater. Telephone and TV point. Coving.
- First Floor Landing**
Side aspect double glazed window which enjoys views towards Chesil Beach. Airing cupboard housing water cylinder. Door into:-
- Lounge 16'0" x 10'11" (4.9 x 3.34)**
Rear aspect double glazed windows. Rear aspect french doors providing access to the private balcony which enjoys views of Portland and Chesil beach. Electric heater. Coving. Spot lighting. Telephone, TV and satellite point.
- Bathroom**
Comprising fitted shower bath with glass enclosure, close coupled WC and semi recessed basin set within bathroom furniture. Complimentary tiling. Heated towel rail. Electric shaver point. Extractor fan.



THE ENERGY EFFICIENCY RATING AND ENVIRONMENTAL IMPACT RATING ARE ESTIMATES ONLY AND SHOULD NOT BE RELIED UPON. THE ACTUAL RATING MAY VARY. THE ACTUAL RATING WILL BE DETERMINED BY THE ENERGY EFFICIENCY CERTIFICATE (EPC) AND ENVIRONMENTAL IMPACT CERTIFICATE (EPC) WHICH WILL BE PROVIDED TO THE PURCHASER.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		70
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.