



Instinct Guides You



## Chapel Lane, Weymouth £120,000

- Garden Apartment With Two Additional Gardens
- No Onward Chain
- Upwey
- Potential Off Road Parking
- Ground Floor
- Cul-De-Sac Location
- On A Bus Route
- Equidistant From Weymouth & Dorchester



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



Set in a convenient position close to local amenities and transport links in the popular location of Upwey. This one bedroom ground floor apartment offers a bright sitting room, a modern kitchen, a comfortable double bedroom and a bathroom, along with a two further gardens both benefiting a sunny aspect.

The entrance porch opens directly into the spacious sitting room, a bright central living area with generous floor space and windows that bring in plenty of natural light. This room serves as the main hub of the home and provides ample space for both seating and dining arrangements.

From the sitting room a door leads into the modern fitted kitchen, finished in a clean contemporary style with glossy cabinetry, integrated oven and hob and good worktop space. The kitchen enjoys a pleasant outlook towards the front garden.

A hallway connects the rear of the property where the double bedroom is located. This room features fitted wardrobes and shelving and a large window that enhances the sense of space. The bathroom sits off the same hallway and includes a bath with shower over, basin and WC, finished in a neutral tiled style. A separate storage cupboard is also accessed from here housing the hot water tank.

Outside, the southerly garden is a generous size with lawned areas and plenty of potential for further landscaping or customisation. It provides a bright outdoor space suited to relaxation or planting.

This property presents an appealing opportunity for a comfortable home in a convenient Weymouth location with no onward chain.



## Room Dimensions

**Sitting Room 12'3" x 11'3" (3.75 x 3.44)**

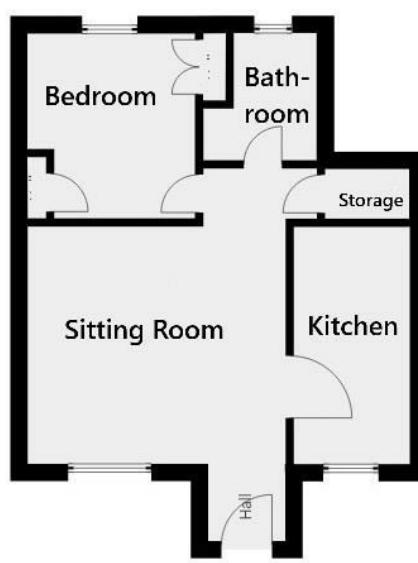
**Kitchen 11'3" x 5'6" (3.44 x 1.69)**

**Bedroom One 8'10" x 8'10" max (2.71 x 2.7 max)**

## Lease & Maintenance Information

The vendor informs us that there is a 125 year lease with approximately 100 years remaining, service charge is £650 per annum, pets and lettings are permitted.

We recommend these details are checked by a solicitor before incurring any 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			