



Instinct Guides You



Dorchester Road, Upwey, Weymouth Offers In Excess Of £180,000

- No Onward Chain
- Allocated Parking
- Generous Living Space With Bay Window
- Two Double Bedrooms
- Bedroom One Benefits From En-suite
- Close To A Range Of Country Walks



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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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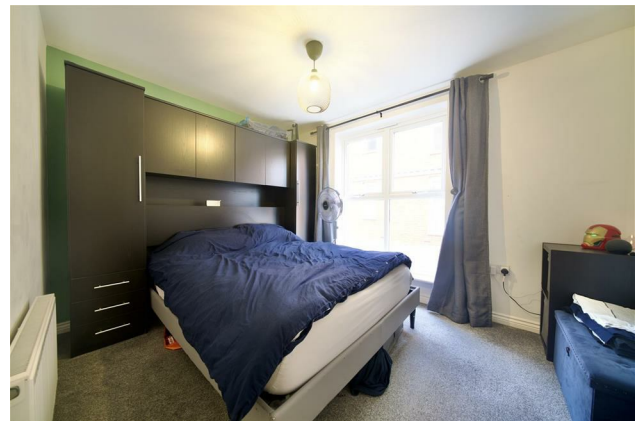
A beautifully presented GROUND floor apartment with allocated parking, ideally situated in the popular area of Old Broadway. Surrounded by picturesque countryside walks and within easy reach of local transport links, this home offers a generous open plan living area and TWO DOUBLE bedrooms with one benefitting an EN-SUITE.

Step inside to a welcoming hallway with two generous storage cupboards, providing practical space for coats, shoes, and household essentials. The heart of the home is a light-filled open-plan living area, thoughtfully designed to maximise both comfort and functionality. A modern kitchen offers ample worktop space and seamlessly flows into the spacious lounge and dining area — perfect for relaxing or entertaining. A charming bay window floods the room with natural light, enhancing the airy, inviting atmosphere.

The property features two well-proportioned double bedrooms. The main bedroom, located at the rear for added privacy, comfortably accommodates a double bed and large wardrobe, and benefits from a contemporary en-suite with quadrant shower, pedestal wash basin, and close-coupled WC. The second bedroom is equally spacious, ideal for guests, a home office, or additional family members.

A stylish family bathroom sits adjacent to the second bedroom, complete with a full-size bath, pedestal basin, and WC — all finished with modern tiling.

Externally, the property enjoys access to communal gardens and includes a dedicated parking space, ensuring convenience for residents and visitors alike



Room Dimensions

Kitchen / Living Room 18'1" x 15'10" max + bay (5.52 x 4.85 max + bay)

Bedroom One 13'10" max x 10'6" max (4.23 max x 3.22 max)

En-suite 4'11" x 4'10" (1.51 x 1.49)

Bedroom Two 10'7" x 8'4" (3.25 x 2.56)

Bathroom 9'7" x 5'8" (2.93 x 1.73)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease length of 107 years with an annual service charge of approx £2,138, pets may be permitted upon request and holiday lettings are not 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 | | |

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.