



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



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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)

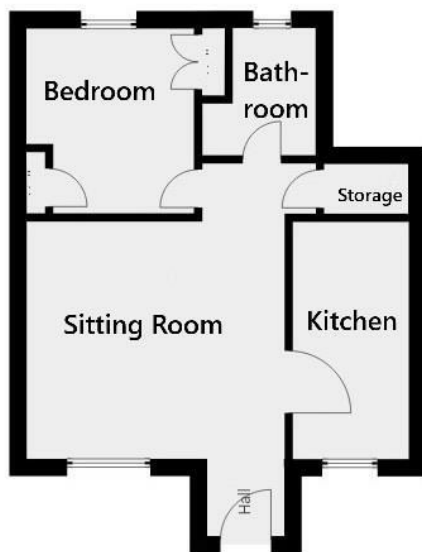
Kitchen 11'3" x 5'6" (3.44 x 1.69)

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			
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.