



Instinct Guides You



Dorchester Road, Weymouth £300,000

- Ground Floor Garden Apartment
- Allocated Parking
- Three Bedroom & Two Reception Rooms
- Close To Lodmoor Hill Amenities
- Modern Contemporary Kitchen
- Mature South Westerly Aspect Garden
- Large Conservatory
- Generous Proportions Throughout



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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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Welcome to Cleveland Lodge, a freehold apartment nestled off Dorchester Road that offers three bedrooms, two reception rooms, conservatory & generous living proportions throughout. In addition the home enjoys a SOUTH WESTERLY mature garden & PARKING. Offered with no onward chain.

Positioned close to Lodmoor Hill and its range of amenities the property enjoys a seclude position behind Cleveland House. A former coach house itself the property has been beautifully converted into two and retains high ceilings and touches of period charm throughout.

The hub of the home is the generous living room that offers ample space for furniture and a dual aspect beautifully illuminating the room. Double doors open into a conservatory with a sunny aspect further increasing he footprint of the property.

The dining room offers a perfect space to entertain and in turn leads t the contemporary kitchen that beautifully contrasts the old charm of the building. Uniquely the kitchen has a door that opens to a rear lane and double doors to the front garden.

The home boasts three double bedrooms all allowing ample room for furniture and offering excellent versatility. The family bathroom completes the space perfectly and comprises a bath with shower over, wash hand basin and W.C set against modern white tiling.

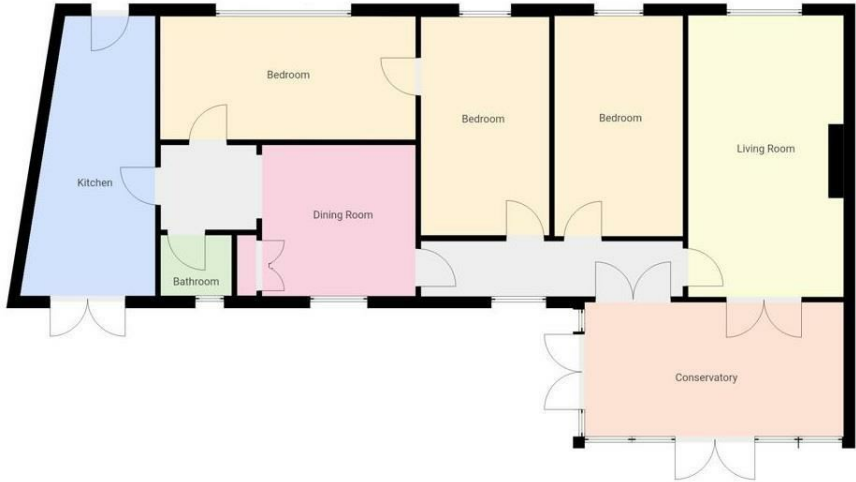
The garden is a particular highlight and offers a private green space bordered by mature trees and shrubs. The parking space is conveniently next to the path that leads to the property.

- Living Room 20'0" max x 10'10" max (6.12 max x 3.31 max)
- Conservatory 18'1" x 9'4" (5.52 x 2.86)
- Dining Room 10'2" x 9'9" (3.10 x 2.98)
- Bedroom One 15'4" x 8'11" (4.69 x 2.73)
- Bedroom Two 15'3" x 8'11" (4.65 x 2.73)
- Bedroom Three 17'10" x 8'7" (5.44 x 2.62)
- Kitchen 18'7" max x 9'6" max (5.68 max x 2.90 max)

Lease & Maintenance Information

The vendor informs us the property owns the freehold, with maintenance behind done on as an and when basis, shared 50/50 with the apartment above.

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.