



Instinct Guides You



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

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.



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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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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.

Kitchen/Breakfast Room 9'9" x 9'5" (2.98 x 2.88)

Front aspect double glazed window overlooking communal green. Modern fitted kitchen comprising wall and base units with roll edge granite work surfaces over. Inset single bowl sink unit. Built in cooker and electric hob with extractor hood over. Built in washer drier and dishwasher. machine. Space for upright fridge freezer. Wall mounted electric heater. Complimentary tiling. Down lighting

Second Floor Landing

Side aspect double glazed window which enjoys views towards Chesil Beach.

Master Bedroom 16'0" x 14'7" (4.90 x 4.47)

Rear aspect double glazed window which enjoys views of Portland and Chesil beach. Electric heater. Coving. Telephone and TV points. Arch into:-

Dressing Room 10'2" x 6'3" into recess (3.11 x 1.91 into recess)

Front aspect double glazed window overlooking communal green. Loft access which is part boarded with a ladder an lighting. Electric heater. Storage cupboard. Built in wardrobes. Glazed door into:-

En Suite

Ensuite comprising fitted shower cubicle with mains shower over. Close coupled WC semi recessed basin set within bathroom furniture. Tiling. Extractor fan. Eletric. shaver point Tiled flooring. Underfloor heating and heated towel rail. Burrowed light windows.

Garage

Up and over door. Power, lighting and door alarm.

Front Garden

Open plan with a driveway providing parking for one vehicle.

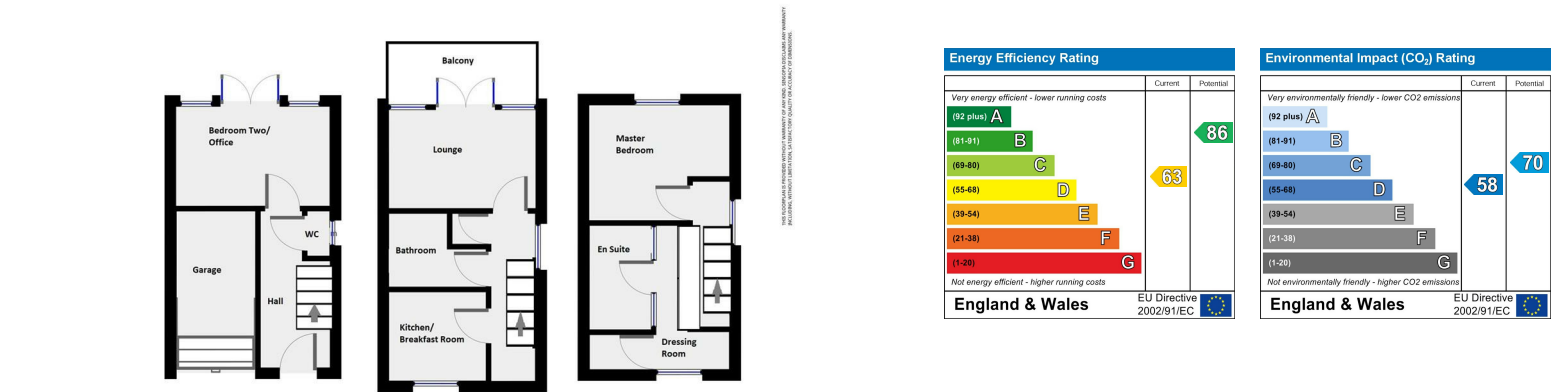
Rear Garden

Fully enclosed by fencing and laid to paving providing seating area. Side pedestrian gated access. A variety of shrubs and planting. Steps leading down to an additional garden which is also enclosed with space for a potting shed.

Ground Management/ Lease details

The vendor has informed us that the property runs on a 999 year lease for the purpose of the management ground, the charge is £25 PA for ground rent, £328 paid twice yearly for the service charge which includes buildings insurance, maintenance of the communal grounds and window cleaning.

These details should be verified by your solicitor for accuracy.



Import: d should not be treated as a statement of the condition or suitability 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.