



Instinct Guides You



## Dowman Place, Wyke Regis, Weymouth £270,000

- Panoramic Sea Views
- Spacious Tandem Garage
- No Onward Chain
- Balcony
- Peaceful Cul-de-Sac Location
- Stylish Finish Throughout



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Enjoy true coastal living with sublime panoramic views of Chesil Beach and Portland, positioned enviably atop this exclusive block with Balcony, TANDEM GARAGE/PARKING and No Onward Chain. Finished stylishly throughout, the property boasts two double bedrooms and a generous living space, mere moments from Smallmouth Beach and Wyke Regis' vast amenities with bus routes at just a stroll.

On approach, a parking space conveniently fronts the tandem garage. Generous proportions allow for additional storage or parking within the peaceful cul-de-sac location; Stairs rise to the second floor with the apartment situated atop the block.

Inside, the living area enjoys excellent proportions with room for dining and relaxing. Dual aspect windows maximise the elevation for breathtaking panoramic views encompassing Chesil Beach through to the Isle of Portland. Patio doors open to a balcony, situated elegantly to enjoy the views with ample room for a small table and chairs. Adjacent, the kitchen retains a number of units and preparation space.

To the back of the apartment is both bedrooms, each a double with plenty of room for additional furnishings with the stylish contemporary bathroom opposite - complete with bath, toilet and basin. The accommodation is complete by two large storage cupboards.

Situated within one of Wyke Regis' most convenient and attractive spots, the home enjoys ease of access to bus routes, amenities and local beaches. The Rodwell Trail conveniently provides foot or cycle access into town - nestled just a stroll away.

## Room Dimensions

**Living Room/Diner 19'7" > 10'9" x 12'5" x 9'8" (5.97m > 3.28m x 3.79m x 2.95m)**

**Kitchen 9'6" x 6'6" (2.90m x 1.99m)**

**Bedroom One 13'11" x 9'11" (4.25m x 3.04m)**

**Bedroom Two 11'10" x 9'1" (3.61m x 2.78m)**

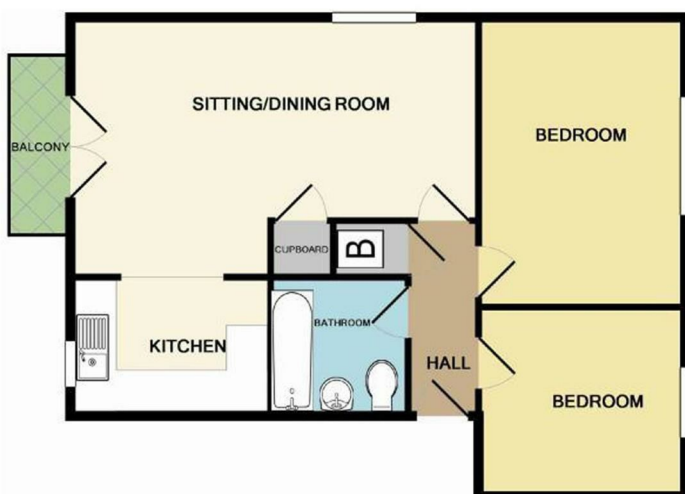
**Bathroom 6'6" x 6'2" max (2.00m x 1.89m max)**

**Tandem Garage 30'2" x 13'8" > 9'6" (9.22m x 4.17m > 2.90m)**

## Lease and Maintenance Information

The vendor has informed us that there is a 999 year lease starting 1997. The maintenance is approximately £80 per month including buildings insurance. Pets and residential lets are permitted, holiday lets are not.

We recommend you verify these details with your solicitor.



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 <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			
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.