



26 Passage Close  
Weymouth, DT4 9GE

**50% Shared Ownership £155,000 Leasehold**



## 26 Passage Close Weymouth, DT4 9GE

A 50% Shared ownership three storey two double bedroom terraced house, located in this popular position at Ferrybridge. The property has a large integral double garage, a study room and a cloakroom to the ground floor, a fitted kitchen, cloakroom, and living room to the first floor, and two double bedrooms and a bathroom to the top floor level. Also the property has electric central heating, UPVC double glazed windows, a communal lawn and play area, and visitors parking.  
APPLICANTS MUST REGISTER AND BE ASSESSED BY KEY WORKERS HOUSING ASSOCIATION  
info@keyworkershousing.co.uk

### ENTRANCE HALL

Under stair storage cupboard, wall mounted heater, alarm key pad, laminate floor, stairs to first floor, door to:

### CLOAKROOM

Low level WC, wash hand basin, tiled splash back, and extractor fan.

### STUDY/ STORAGE ROOM

9'10" x 5'10" (3m x 1.80m)

Window to rear, laminate floor and wall mounted heater.

### FIRST FLOOR LANDING

Window to front, laminate floor, and stairs to second floor.

### LIVING ROOM

15'8" x 12'9" (4.80m x 3.90m)

Bay window to rear, laminate floor, and wall mounted heater.

### KITCHEN/ DINER

8'2" x 9'2" (2.50m x 2.80m)

Window to front, range of eye level base and wall units, sink unit with mixer tap, space for electric cooker, space for cooker, plumbing for washing machine, space for fridge freezer, spotlights, tiled splash backs, and wall mounted heater.

### CLOAKROOM

Low level WC, wash hand basin, tiled splash backs, extractor fan and wall mounted heater.

### SECOND FLOOR LANDING

Airing cupboard and loft hatch.

### BEDROOM ONE

15'8" x 10'2" (4.80m x 3.10m)

Two windows to front, and wall mounted heater.

### BEDROOM TWO

12'2" x 11'5" (3.72m x 3.50m)

Two windows to rear, storage alcove and wall mounted heater.

### BATHROOM

Modern white suite comprising of a curved panel bath with glazed shower screen, mixer tap and hand shower attachment, wash hand basin, low level WC, storage cupboards, heated towel rail, wall heater, extractor fan and shaver point.





### **OUTSIDE**

29'2" x 8'6" (8.90m x 2.60m)

To the front there is a large integral garage with up and over door, power and light, a communal green space and a secure children's play area, bin store and visitors parking.

### **COUNCIL TAX**

Band D

### **LEASE, RENT & SERVICE CHARGE**

The property has a lease of 999 years from 2009.

Service charge is £80.28 per month to include insurance and communal maintenance.

Rent paid on outstanding 50% is currently to be confirmed.

Rent is based on what the market rent would be for a similar dwelling multiplied by outstanding 50% reviewed every 3 years. the next rent review in 2026 which will see an increase.

There will be staircasing to purchase further equity subject to agreement.

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 3 mbps

Superfast 36 mbps

Ultrafast 1800 mbps

Any Flood Risk

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains electricity and water, and mains drainage.

### **LEGAL DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan

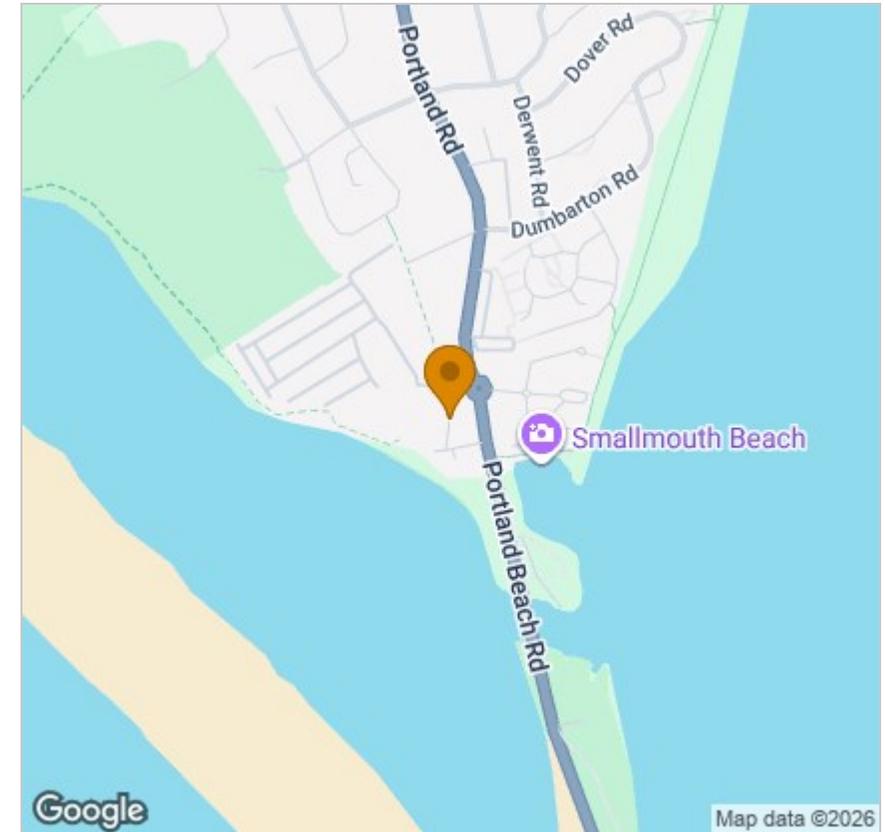


## Viewing

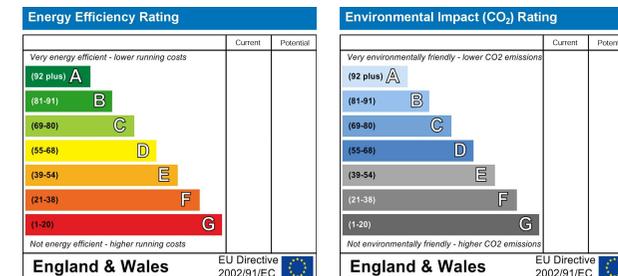
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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