

Hull Gregson Hull



2 Sunnybank

4 - 6 Wyke Road Weymouth, DT4 9QE

£230,000 Leasehold



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With stunning Sea Views across Weymouth Bay is this two bedroom first and second floor maisonette located on Wyke Road a short walk from Weymouths picturesque Harbourside. Offering Sea Views from all principal room from feature almost floor to ceiling windows this flat offer bright and well portioned accommodation and includes UPVC double glazed windows, electric central heating, modern fitted kitchen with most appliances included, carpets and flooring fitted throughout, modern white bathroom suite and there is allocated parking. Sunnybank is a delightful Grade II Listed property that has endeavoured to maintain as much of its character as possible

Entrance Hall

Living room

10'0" x 11'7" (3.05 x 3.55)

Sea Views to Weymouth Bay

Kitchen

9'3" x 9'1" (2.84 x 2.77)

Sea Views to Weymouth Bay, Modern fitted kitchen with range of built in appliances including electric hob & oven, integrated fridge freezer washing machine, dishwasher and microwave. sink unit set into worktops with drawers and cupboards below and wall mounted cupboards

First Floor Landing

Bedroom 1

11'8" x 9'5" (3.57 x 2.88)

Sea Views to Weymouth Bay, Bright double aspect room

Bedroom 2

9'6" x 9'3" (2.90 x 2.83)

Sea Views to Weymouth Bay

Bathroom

Fitted with modern white suite offering panel wash, wash hand basin and WC, tiled floor and full height wall tiling

Parking

One allocated parking space





Lease Information

Length of lease: 125 years
Ground Rent: Peppercorn
Maintenance charge: £1400.00 per annum
No holiday let restriction

Council Tax

Band A with Dorset Council

Utility Supplies

The property is supplied with mains electricity, water and mains drainage. Gas is not connected

Flood Risk

Very low risk of flooding from rivers sea or surface water

Phone and Broadband signal strength and coverage

Vodafone, & O2 signals are strong, EE & 3 are average

TV, Sky & BT are available, Virgin not available

Broadband estimated standard 16 mbps, superfast 80 mbps, ultrafast is not yet available Broadband (estimated speeds)



Construction

Traditionally built with solid walls under a pitched roof with a small flat section

Legal Disclaimer

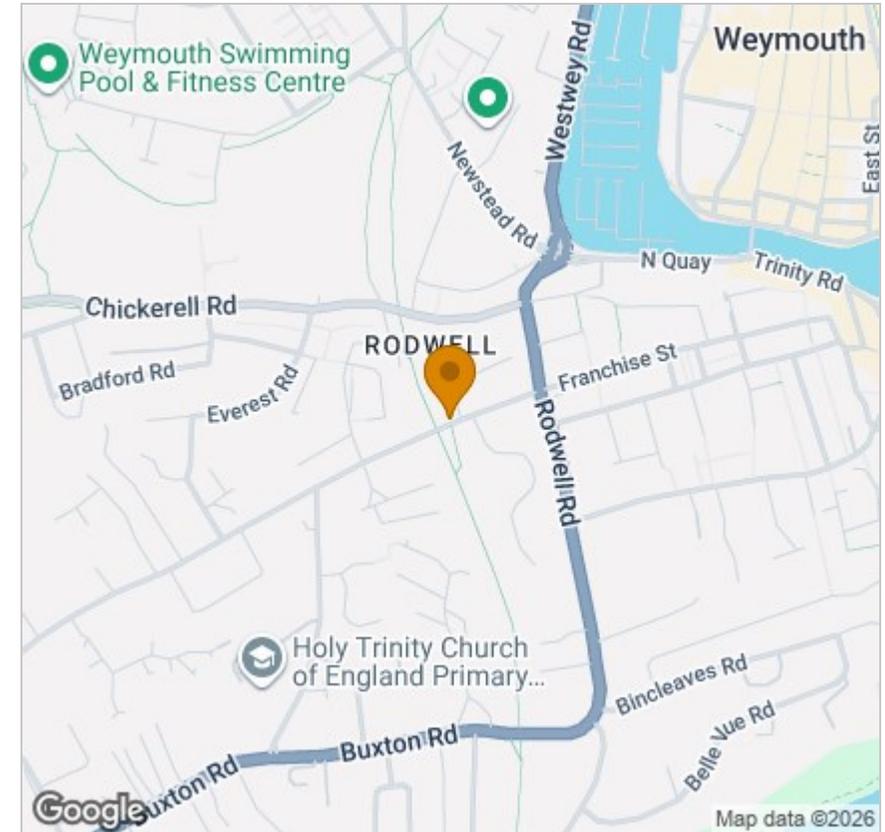
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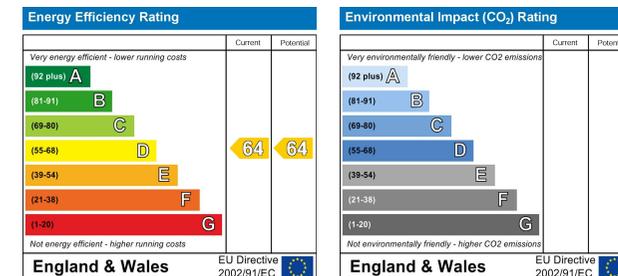
Floor Plan



Area Map



Energy Efficiency Graph



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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