



8 Hammerstone Mews

Weymouth, DT4 0FJ

Asking Price £96,000 Leasehold



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Is a 30% Shared Ownership of the full price of £320,000. A three bedroom semi-detached house with a private garden, carport and parking space. Situated on this modern development within 1.5 miles of Weymouth Town Centre, Georgian Esplanade and picturesque Harbourside. The property has a modern fitted kitchen and bathroom, ground floor cloakroom, gas central heating, and UPVC double glazed windows. The other 70% has a monthly rent of £470.00 which is to be reviewed every 3 years based on the Bank Of England Base Rate. ALL BUYERS MUST REGISTER WITH THE HOUSING ASSOCIATION STERLING HOUSING TO PROCEED WITH THE PURCHASE.

ENTRANCE HALL

LVT flooring, stairs to first floor.

LIVING ROOM

18'0" x 10'9" (5.50m x 3.30m)

Double aspect room, panel radiator, LVT flooring, doors to garden.

KITCHEN

13'9" x 12'5" (4.20m x 3.80m)

Window and door to rear, modern range of eye level base and wall units with work surfaces, built in double electric oven with a gas hob and extractor above, plumbing for washing machine, space for fridge freezer, panel radiator, under stair cupboard, and LVT flooring.

CLOAKROOM

Window to front, low level WC, wash hand basin, LVT flooring and panel radiator.

FIRST FLOOR LANDING

Window to rear and loft hatch

BEDROOM ONE

10'5" x 10'2" (3.20m x 3.10m)

Window to front, and panel radiator.

BEDROOM TWO

11'5" x 11'1" (3.50m x 3.40m)

Window to front, and panel radiator.





BEDROOM THREE

8'2" x 6'2" (2.50m x 1.90m)

Window to rear, and panel radiator

BATHROOM

Window to rear, modern suite comprising of a panel L'Shape bath, with mixer, shower and glazed screen, low level WC, wash hand basin, heated towel rail, and extractor fan.

OUTSIDE

To the rear of the property there is a timber carport with parking in front, and the rear garden is laid to patio, lawn and shrubs with a rear gate access.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 2 mbps

Superfast 15 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Low

Services

The property is supplied with mains gas, 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 firms 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

