



## Tollerdown Road , Weymouth DT4 0SQ

- Two double bedroom first floor apartment
- Perfect for first time buyers or investors
  - New 125 year lease on completion
- Some updating required, sold as seen
- Corporate sale - 28 day exchange required
  - Approx £50 pcm service charge

**£130,000 Leasehold**



### **Communal entrance**

obscured, double glazed UPVC door enters into the communal entrance hallway with stairs arising to the first floor, door leading through to the rear of the property.

### **Entrance Hall**

double glazed, obscured UPVC front door opens into the inner hallway with a three doors into separate storage cupboards and another cupboard housing the recently serviced vaillant boiler,

### **Bathroom**

6'10" x 6'2"

rear aspect, partially tiled bathroom with an obscured double glazed window, a low level WC, a hand basin with stainless taps, an extractor fan and a wall to wall bath tub with stainless taps.

### **Living Room**

15'1" x 10'9"

front aspect room , double glaze windows and double glazed French doors onto balcony space, a chimney stack with gas fireplace and tiled surround.



### **Kitchen**

12'9" x 9'10"

generously proportioned rear aspect kitchen with a range of eye and base level units with a stainless steel sink with stainless taps and space for white goods large double glazed window to the rear and another obscured double glazed window.

### **Bedroom One**

13'5" x 10'9"

front aspect double bedroom with a large double glazed window, a door opens into wardrobe space with hanging rails and shelving and a chimney stack with a tiled surround.

### **Bedroom Two**

12'9" x 11'5"

rear aspect double bedroom with a double glazed window, a door opens into built wardrobe with hanging rails and shelving.

### **Disclaimer**

Direct Moves Estate Agents make no representations or warranties regarding the accuracy, completeness, or reliability of the property details provided. These details are for informational purposes only and should not be relied upon in any way. The information is not intended to form part of any contract and does not constitute an offer or guarantee by Direct Moves.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to

conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**

GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq. ft. (73.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any mis-translation or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.  
Made with Metragen CS2025

### Direct Moves Estate Agents Office

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

### Contact

01305 778500  
sales@directmoves.com  
<https://directmoves.com/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

