

WESTERHALL



£115,000



6a Westerhall Road, Weymouth, DT4 7SZ

Ideal Investment. A one bedroom flat moments from Weymouth seafront. Comprising of lounge, kitchen, bedroom and shower room. Allocated parking space.

DOUBLE GLAZED DOOR TO;

LOUNGE: 12' 11" x 10' 0" (3.96m x 3.06m) Wall mounted electric heater, door to kitchen, opening to bedroom.

BEDROOM 11' 10" x 6' 8" (3.62m x 2.05m) Side aspect double glazed window, wall mounted electric heater, cupboard housing electric meter.

KITCHEN: 18' 7" x 7' 1" (5.68m x 2.16m) Side aspect double glazed door, range of wall and base units with work surfaces over, inset sink and drainer, built in hob with hood over, built in eye level oven, built in washing machine, built in fridge, wall mounted electric heater, door to shower room, opening to study.

STORAGE: Circular double glazed window.

SHOWER ROOM: Wash hand basin, low level WC, walk in shower cubicle, towel radiator, cupboard housing water tank.

OUTSIDE: Allocated parking.

FLOOR PLAN



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Westerhall

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