



Mews Cottage, Helen Lane, Weymouth, Dorset

Guide Price
£380,000
Freehold



**Mews Cottage
Helen Lane
Weymouth
Dorset DT4 8AX**

- Stunning harbour views
- Metres from town and beach
- Spacious accommodation
 - Over 4 storeys
- Open plan living area with fitted kitchen
 - 3 bedrooms, 2 bathrooms
 - Garage and store
- Approx. Gross internal floor area 1866sqft 173.3sqm (includes garage).

Viewing strictly by appointment
Symonds & Sampson
01305 251154





A spacious town house positioned just behind the harbour front and within a short walk of the town centre, Esplanade and beach, ideal as a main or second home with excellent income potential.

THE ACCOMMODATION

The accommodation which is spread over four storeys has a modern contemporary feel. On the ground floor there is an entrance hall, utility space, a large walk in storage cupboard and an internal door into an integral garage with laundry room and Housekeep store.

The main living area is open plan and positioned on the first floor comprising of a sitting area, dining space and kitchen area which is fitted with a range of wall and floor mounted units with work surfaces over, integrated oven, hob cooker hood and fridge freezer. There is also space and plumbing for a dishwasher.

On the second floor are two well-proportioned double bedrooms together with a modern fitted bathroom with

separate shower cubicle.

The master bedroom is positioned on the third floor and enjoys the luxury of an en-suite shower room and Juliet balcony with stunning views over the picturesque inner harbour.

The property benefits from an integral garage with power and lighting. The garage is currently sub-divided to provide parking and a store. The store could be dismantled to create additional parking.

The property is currently trading successfully with a high level of interest as holiday accommodation and can be sold fully equipped. For further details please contact the office.

SITUATION

This fine town house is situated just metres from Weymouth's picturesque inner harbour and is a short distance from the sweeping sandy beach and the Georgian Esplanade which provides a range of leisure and



entertainment facilities, as well as shops and businesses which lead to the bustling town centre. There are Rail links from Weymouth to London Waterloo or Bristol Templemeads and an improved road network which makes the area very accessible.

The Town 'Swing' Bridge leads across the harbour to the atmospheric and popular Hope Square which boasts a small number of shops, galleries, open air cafes and restaurants. In the summer months a rowing boat operates across the harbour. The Weymouth sailing club, the stone pier, Nothe Gardens, Nothe Fort and the picturesque Newtons Cove and beach are all within easy reach.

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband- Superfast broadband is available
Mobile phone coverage- Network coverage is reported to be good both indoors and out

(Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council: 01305 251010

MATERIAL INFORMATION

Council Tax Band C
Directions
EPC D

DIRECTIONS

Once at the Pavilion bear right onto Custom House Quay and follow the road taking the third right turn in East Street and sharp left into Helen Lane. The property will be found on the left hand side.

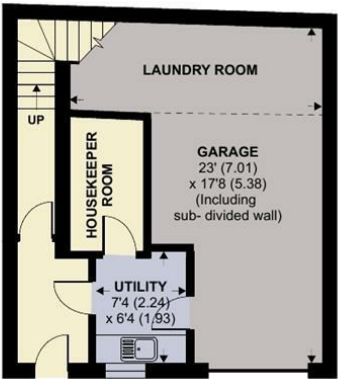
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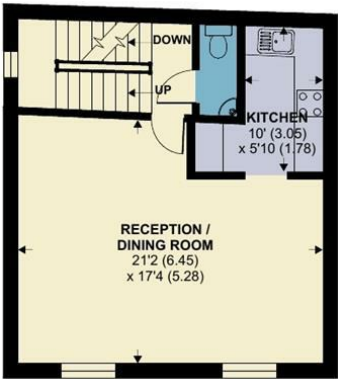
Helen Lane, Weymouth

Approximate Area = 1886 sq ft / 173.3 sq m (includes garage)

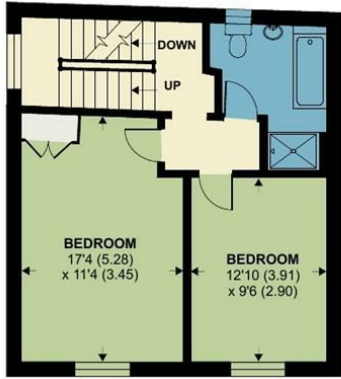
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GROUND FLOOR



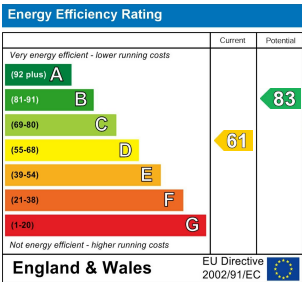
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR




Poundbury/PGS/18.09.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 414342





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