



10 Belle Vue

Weymouth, DT4 8DR

Guide Price £210,000 Freehold



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A Grade II Listed, 3 bedroom mid-terrace house in the heart of Weymouth's town centre. The property is in need of internal updating throughout, but with its convenient location just a short walk away from Weymouth's award winning beach, would make a fantastic investment purchase. The property is being sold with no onward chain with viewings highly recommended.

## Entrance

Stairs rising to the first floor and door opening into the kitchen/diner

## Kitchen/Diner

19'3" max x 10'8" max (5.87 max x 3.27 max)

Front aspect sash window in the dining area, storage cupboard under the stairs. Step up into the kitchen area with a range of eye and base level units, space for domestic appliances, 1 and 1/4 sink with drainer, external door to the rear courtyard, access to living room.

## Living Room

13'9" max x 13'8" max (4.2 max x 4.18 max)

Double aspect room double glazed UPVC windows

## Bedroom 1

13'10" max x 13'6" max (4.24 max x 4.14 max)

Double bedroom with rear aspect UPVC double glazed window

## Bedroom 2

13'8" max x 10'3" max (irregular shape)

(4.18 max x 3.13 max (irregular shape))

Single bedroom with front aspect wooden framed sash window

## Bedroom 3

11'5" max x 12'5" max (3.5 max x 3.8 max)

Slightly restricted head height into the pitch of the roof with front aspect wooden framed sash window.

## Bathroom

Side aspect UPVC double glazed window, bath tub, hand wash basin and WC.





### Outside

Rear courtyard garden with brick built outside toilet, rear gate giving access to a right of access.

### Council Tax

Band C

### Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 18 mbps

Superfast - 80 mbps

Ultrafast - Not Known

### Flood Risk

Rivers & Seas - Very Low

Surface Water - Very 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.



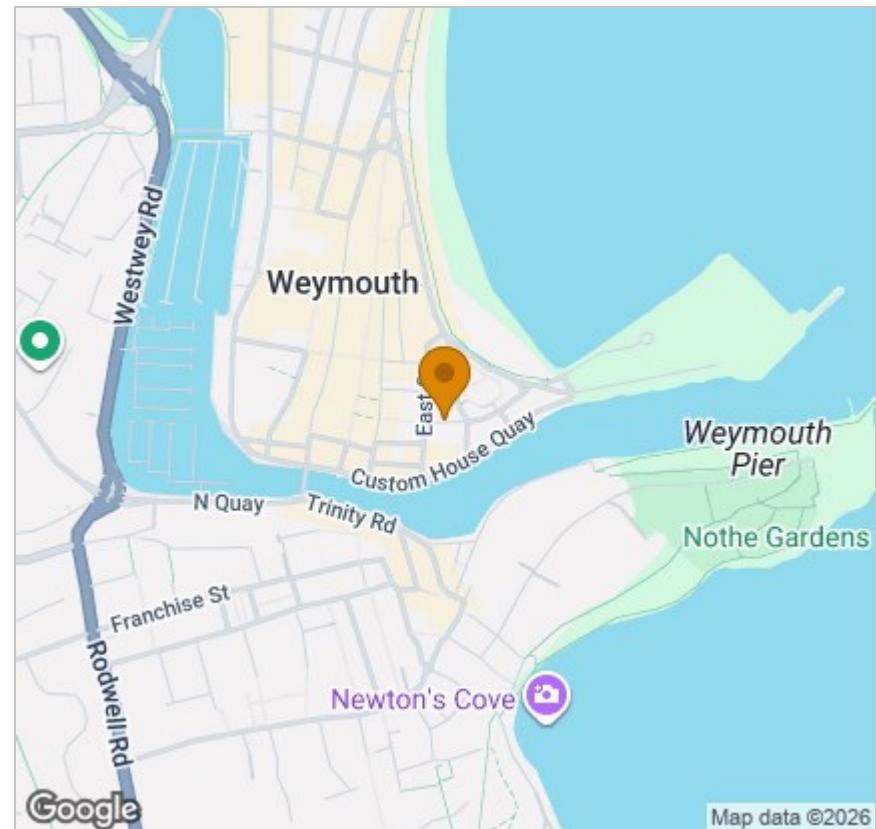
## Floor Plan



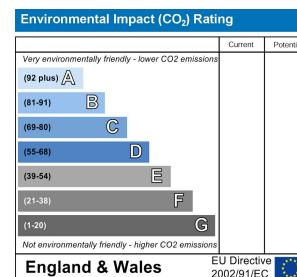
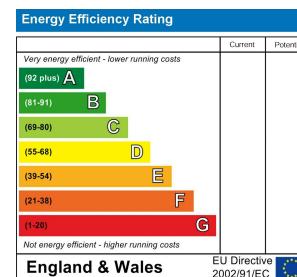
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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