



Horsford Street | Hope Square | Weymouth | DT4 8UH

Price Guide £360,000

BEAUMONT  JONES

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We are delighted to bring to the market this beautifully renovated and well-presented three-bedroom end of terrace cottage. Located just moments from the popular Hope Square and picturesque Weymouth Harbour, this would make an ideal second home/holiday let. Accommodation includes two reception rooms, modern kitchen, three double bedrooms and two bathrooms. Outside, there is a pretty courtyard with rear access.

- Charming Grade II Listed Character Cottage
- Beautifully Modernised and Presented
- Moments from Hope Square and Weymouth Harbour
- Two Modern Bathrooms
- Ideal Second Home/Holiday Let
- Pretty Courtyard Garden

Full Description

Accommodation

This charming cottage has been beautifully renovated and modernised by the current owners. Entrance to the property is via the front door opening into the welcoming entrance hall with lovely, tiled flooring, access to under stairs storage and the downstairs accommodation. Full of character throughout whilst being beautifully presented, the accommodation includes a cosy sitting room with bay window and focal fireplace. The dining room, which is a good size with a cast iron fireplace, space for a good size dining table and patio doors offering plenty of light and access into the courtyard garden. The modern kitchen offers plenty of wall and base cupboards, built-in appliances include an oven, induction hob and fridge/freezer. There is an inset stainless-steel sink under the side aspect window overlooking the courtyard.

From the hallway stairs rise and turn to the first floor with access to the following rooms. Bedroom one, which is a comfortable double room with



A Charming End of Terrace Cottage set moments from Hope Square & Weymouth Harbour



charming bay and further front aspect window with views into Hope Square, there are also built-in wardrobes to the alcoves. There is a bathroom adjacent to the master bedroom with a modern suite providing a low-level WC, bath, separate generous sized shower cubicle and wash-hand basin with vanity storage. There is also a shower room on this level and modern suite comprising of a shower cubicle, low-level WC, and wash-hand basin. There is access into a useful airing cupboard housing the boiler, space and plumbing for a washing machine.

From the first-floor landing stairs rise to the second floor with doors to the following rooms. Bedroom two, a comfortable double room with front aspect and similar views into Hope Square. Bedroom three, which is a compact double room with rear aspect.

Outside

The rear courtyard garden is accessed via the patio doors in the dining room. A low maintenance area with space for a table and chairs - perfect for entertaining. There is also a gate giving rear access.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove and Sandsfoot beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.

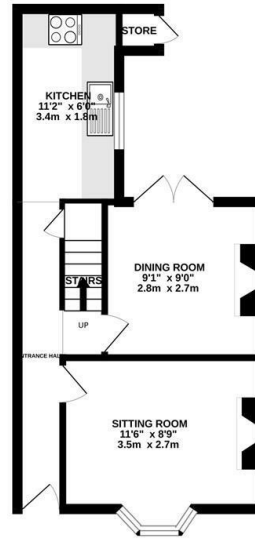
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

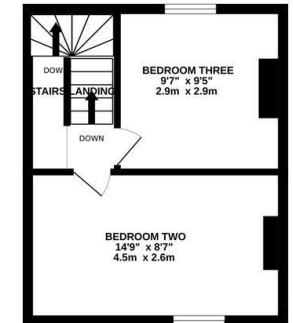
GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

33 St Thomas Street
Weymouth
Dorest
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk