



Hope Street | | Weymouth | DT4 8TU

£500,000

BEAUMONT  JONES

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Weymouth | DT4 8TU
£500,000**

We are delighted to bring to the market this renovated Harbour townhouse, located moments from Hope Square and Weymouth Harbour. This spacious and light property would make an ideal addition home/holiday let. Spacious accommodation spans over three floors with four bedrooms (three with en-suites), first floor sitting room, additional living room/snug adjacent to the kitchen/breakfast room. Outside there is a private courtyard and steps up to an elevated terrace.

- Character Harbour Townhouse
- Four Bedrooms (Three with En-Suite)
- Moments From Hope Square & Weymouth's Picturesque Harbour
- Spacious & Flexible Accommodation Spanning over Three Floors
- Renovated Through-out By The Current Owners
- Sunny Terraced Garden

Full Description

Accommodation

Entrance to the property is via the front door, opening into the welcoming entrance hall, the ground floor accommodation is as follows. Bedroom Four is a front aspect ground floor double bedroom, this would also make an excellent additional reception room. The living room/snug is to the rear of the ground floor and is a light room with patio doors opening onto the courtyard. An door leads into the lovely sized kitchen/breakfast room with side aspect views over the courtyard and a range of shaker style wall and base



Located in one of the quieter streets set off Weymouth's picturesque Harbour and moments from Hope Square.



units complimented by a wooden worktop. There is an integrated dishwasher, oven, 4 ring gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer. There is also a cloakroom on this level with a low level WC and wash hand basin.

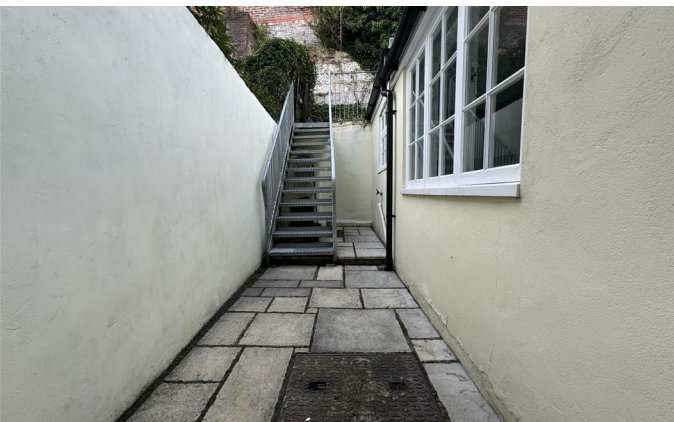
Stairs rise from the hallway to the first-floor landing with access to the following rooms. The first floor sitting room, which would also make an excellent master bedroom, offering a light front double aspect. There is access to a Jack 'n' Jill bathroom comprising of a modern white suite including; roll top bath, low level WC and wash hand basin. Bedroom three is a good sized single room with views over the garden and access to the Jack 'n' Jill bathroom.

Stairs rise from the first floor to the second floor with a velux window from the roof flooding this area with light. Two further bedrooms can be found on the second floor, the master bedroom is an excellent double room with double front aspect offering some open views. There is also an en-suite shower room. Bedroom two is another good sized double room with rear aspect offering views over the garden. This room also offers a further en-suite shower room.

Outside

The rear garden is accessed from the ground floor living room via patio doors into the private courtyard with modern flagstones, there is space for a small table and chairs and some potted plants allowing you to enjoy this private spot. Stairs rise to the raised terraced, offering views back towards the house and space for a table and chairs - the perfect spot to enjoy the last of the evening sunshine.

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 beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and main beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which benefits from a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Fully renovated by the current owners and offerings four bedrooms (three with en-suite), this is an ideal family second home/holiday let.





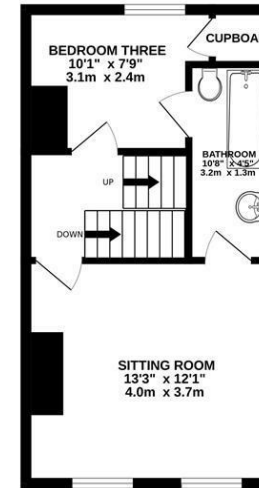
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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

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