



Turton Street | | Weymouth | DT4 7DU

Offers Over £195,000

BEAUMONT  JONES

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We are delighted to offer a character and quaint Grade II listed cottage with off road parking located just moments away from the town centre and our award winning beaches. The property is currently a successful holiday let but could be an excellent lock up and leave holiday home. The property is over three floors offering a living room, modern kitchen, two double bedrooms, modern bathroom, small outside space to the rear and a driveway with a seating area to the front. Offered with no onward chain, viewing is a must to be appreciated.

- Two Double Bedroom Character Cottage
- Moments Away From The Town Centre & Beach
- Perfect Lock Up & Leave Holiday Home
- Over Three Floors
- Driveway Providing Off Road Parking For One Car
- Currently A Successful Holiday Let
- Grade II Listed
- No Onward Chain

Full Description

Entrance into the property is via a wooden glazed door leading into a cosy living room with cottage style stairs rising to the first floor, front aspect window, built in under stairs storage cupboard and a wall mounted radiator. A cottage style door leads through to the kitchen offering a shaker style fitted kitchen with eye and base level units with work surface over, integral oven with inset four ring gas hob, integrated fridge, Belfast sink and a side aspect double glazed door leads out onto a small outside area.

The first floor offers a small landing area with cottage style stairs rising to the second floor, cottage style doors lead through to the master bedroom and modern bathroom. The master bedroom



This beautiful quaint cottage offers off road parking and is centrally located making this the perfect holiday home/let



is a double room offering a front aspect window, space for bedroom furniture and a wall mounted radiator. The bathroom comprises a panel enclosed bath with shower over and screen attached, wash hand basin, low level WC, wall mounted towel rail heater and a side aspect window.

Bedroom two is located on the second floor which is a further double and is slightly eaved offering a rear aspect window and a wall mounted radiator.

Outside to the front of the property is a driveway providing off road parking for one car and a small seating area. The rear yard located off the kitchen is laid to decking.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned moments from The Swannery, Marina and town centre which enjoys a good variety of shops, cafes and restaurants. The award-winning sandy beach and the charming working harbour, are also nearby. A short stroll away is the vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs.

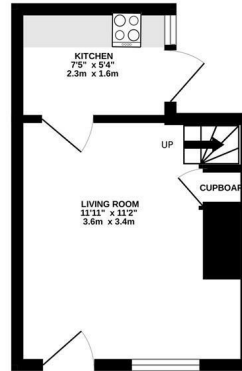
Rating Authority: - Dorset (Weymouth & Portland) Council. Currently on Business Rate but previously Council Tax Band A (currently on business rates). Services: - Gas central heating. Mains electric & drainage.

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.

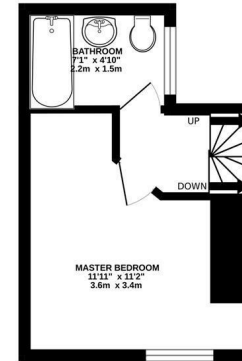


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

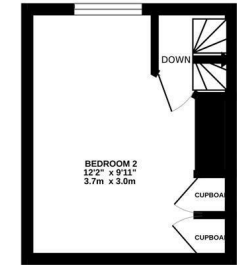
GROUND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



1ST FLOOR
158 sq.ft. (14.7 sq.m.) approx.



2ND FLOOR
115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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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