



Connells

Waterloo Place
Weymouth



Property Description

A fabulous opportunity to be your own boss just A STONES THROW FROM WEYMOUTH'S GEORGIAN ESPLANADE with the beach & town a short stroll away. This RECENTLY UPDATED LEASEHOLD GUEST HOUSE has SEVEN LETTING ROOMS, FIVE EN-SUITE, plus OWNERS BEDROOM and EN-SUITE. The first and second floor are home to five of the bedrooms, all en-suite with a further twin room and double room sharing a bathroom on the third floor. Centrally located to enjoy all that this pretty seaside town has to offer. There are regular stage shows at Weymouth Pavilion, many restaurants and bars close by. The main trainline from London Waterloo is approximately a 10 minute walk away.

Ground Floor

Porch

Hall

Dining Room

Bay window to front. Wall mounted radiator. Power points. Door to kitchen.

Kitchen

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Gas hob with cooker hood over.

Owners Bedroom

Double glazed window to rear, wall mounted radiator and door to:-

En Suite

Suite comprising double shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan.

First Floor

Landing

Window to side, stairs from ground floor and doors leading to:-

Bedroom Four

Double glazed bay window to front and double glazed window to side, door to:-

En Suite

Suite comprising double shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan

Bedroom One

Double glazed window to rear, wall mounted radiator, door to:-

En Suite

Suite comprising double shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan.

Bedroom Seven

Double glazed window to side, wall mounted radiator, wash hand basin, and door leading to en suite.

En Suite

Suite comprising shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan.

Second Floor

Landing

Stairs from first floor, doors leading to:-

Bedroom Three

Double glazed window to front, wall mounted radiator, door to:-

En Suite

Suite comprising shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan.

Bedroom Two

Double glazed window to rear, wall mounted radiator, door to:-

En Suite

Suite comprising walk in shower cubicle, WC and wash hand basin. Extractor fan.

Shower Room

Suite comprising walk in shower cubicle, WC and wash hand basin. Extractor fan

Store Room

Third Floor

Landing

Stairs from second floor with doors leading to:-

Bedroom Five

Window to rear, radiator and wash hand basin.

En Suite

Suite comprising shower cubicle, wash hand basin and WC. Double glazed window to rear. Extractor fan.

Bedroom Six

Window to front, radiator and wash hand basin.

Outside

Rear Courtyard Garden

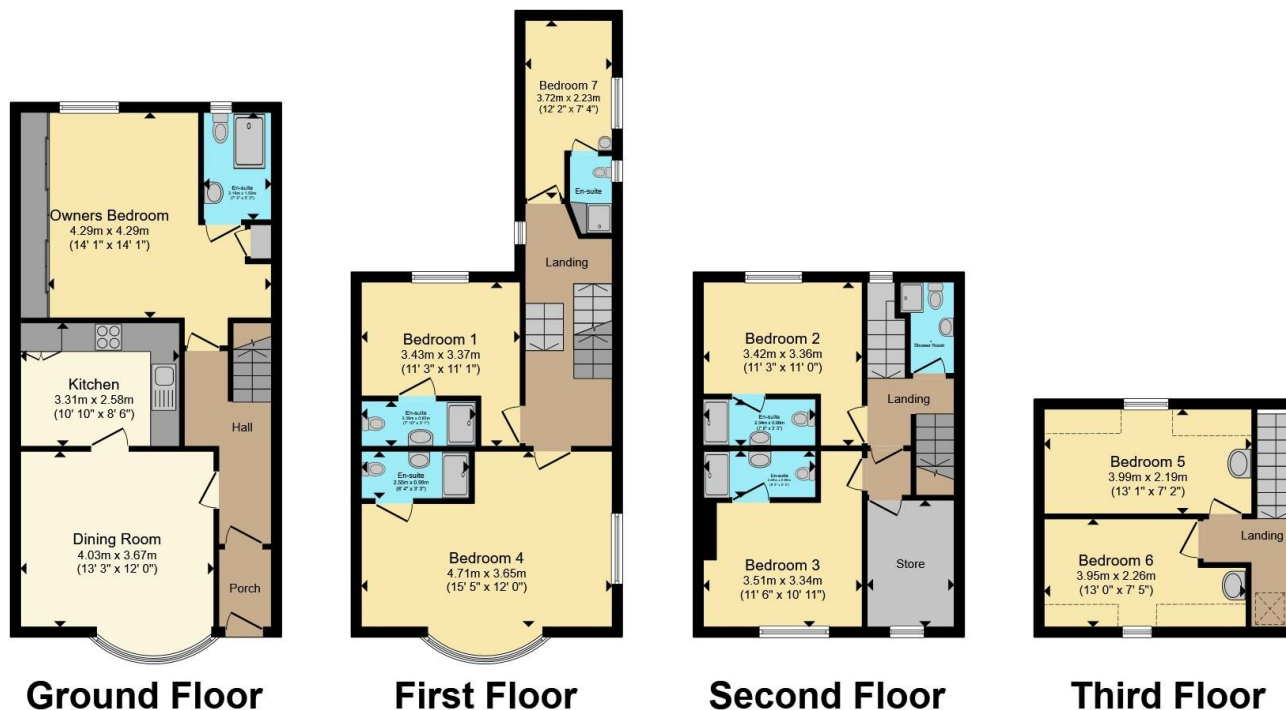
Lease Length & Charges

The vendor informs us there is a 60 year full repairing lease commencing from 2018 with a service charge of £11,250pa service charge renewed every 5 years.









Total floor area 167.3 m² (1,801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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