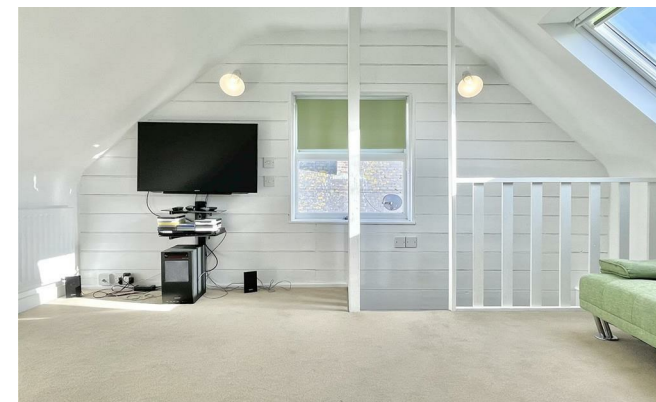




William Street , Weymouth DT4 7HG

- Outstanding seaside family home
- Open plan family / sociable living space
 - Stroll to beach and esplanade
 - Courtyard patio area
 - Flexible living
- Used as Holiday Home / Let
- Large parking area to rear for two cars
- Downstairs shower room, and further bathroom
- Exceptional condition throughout
- No chain

Offers Over £290,000 Freehold





Entrance

Wooden front door leading to:

Inner porch

Single glazed door leading to:

Hallway

Stairs leading to the first floor with under stairs storage cupboard, wooden flooring throughout with door leading to the kitchen, openings leading to:

Lounge

11'7" x 13'11"

Front aspect double glazed bayed window, fireplace with mantle surround, radiator, opening leading to:

Dining room

9'4" x 9'10"

Rear aspect double glazed doors leading to the rear garden, feature fireplace with mantle surround, radiator, large opening leading to the hallway and opening leading to the lounge.



Kitchen

8'3" x 11'9"

Rear aspect door leading to the garden, dual aspect double glazed windows, range of eye and base level units with work surfaces over, four ring electric hob with oven underneath and extractor fan overhead, stainless steel sink with draining board, fully tiled. Colour matching washing machine, dishwasher and free standing fridge/freezer included with sale, storage cupboard housing wall mounted boiler, door leading to:

Shower room

5'2" x 7'1"

Rear aspect double glazed obscured window, low level WC, hand wash basin, corner shower cubicle with glass sliding doors, radiator.

First floor landing

Side aspect double glazed window, step leading to the bathroom, steps leading to bedrooms, stairs leading to the 2nd floor with under stairs storage cupboard.

Family bathroom

7'7" x 11'5"

Side aspect double glazed obscured windows, panel enclosed bath, low level WC, heated towel rail, hand wash basin, shower cubicle with glass sliding doors, partially tiled, loft access via hatch, storage cupboard.

Bedroom 1

12'11" x 15'0"

Front aspect double glazed bayed window, feature fireplace with mantle surround, radiator.

Bedroom 2

9'4" x 11'5"

Rear aspect double glazed window, radiator.

Bedroom 3

13'8" x 14'2"

Located on the second floor this room comprises of side aspect double glazed window, radiator and two double glazed Velux windows.

Garden

Wall enclosed rear garden with wooden gate leading to two private parking spaces.

Parking

Two parking spaces located to the rear of the property.



Local Authority
Council Tax Band **B**
EPC Rating



TOTAL FLOOR AREA- 1121 sq ft (104.1 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.