



Instinct Guides You



High West Street, Weymouth £410,000

- Large Southerly Garden
- Holiday Let Potential
- Two Bathrooms
- Sun Room
- Utility Room
- Harbour Living
- Accommodation over Three Floors
- Close to Supermarket
- Town Living



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A spacious four bedroom period home that enjoys an excellent position just moments from Hope Square, Newtons Cove and the picturesque WEYMOUTH HARBOUR with LARGE SOUTHERLY GARDEN. This home boasts two reception rooms, two bathrooms, a SUNROOM and UTILITY. Home, holiday living or Holiday Let Investment*

A welcome entrance draws you to the entrance vestibule offering storage before stepping into the hallway leading through the ground floor accommodation. The living room is a great size, with space for large sofa & additional furniture. The OPEN PLAN kitchen, dining room and conservatory is certainly the hub of the home with multiple skylights making the best of the southerly aspect by creating a light and inviting atmosphere. The modern fitted kitchen comprises multiple eye & base level units, boasting integral fridge, freezer, oven, hob & dish washer while supplying access to the utility room; in turn providing access to the CLOAKROOM and garden. The sunroom have patio doors opening into the garden, inviting nature in during the warm summer days.

The first floor accommodation comprises three bedrooms, family bathroom and separate toilet. The first two bedrooms are good sized doubles, benefiting from built in storage. The third bedroom is a large single with ample space for bed & additional furnishings. The family bathroom comprises bath, separate shower and hand wash basin with the separate toilet being located adjacent with this room.

The second floor holds the fourth bedroom, bathroom and storage cupboards. The bedroom is the largest benefiting from a large dormer and storage cupboard.

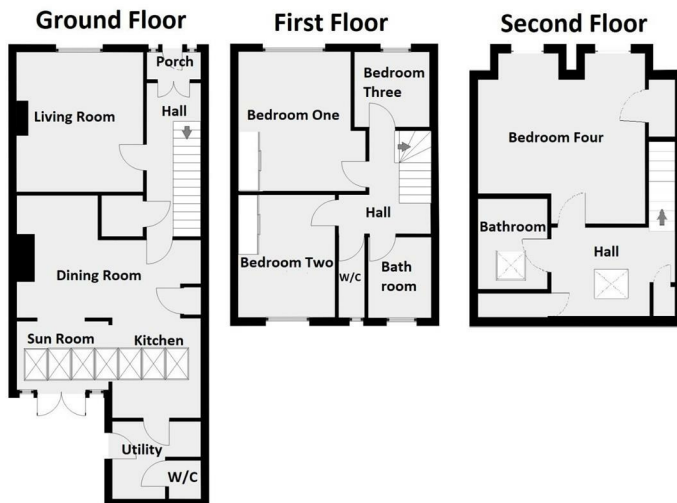
The southerly aspect garden is a great size, with separate areas to enjoy from an initial paved patio to the rear outbuilding with space (currently) hot tub. The garden provides a serene environment rare for its proximity to the town centre.

* potential holiday let - local holiday lettings experts predict over 10% yeild with an estimated minimum of £44,000 per annum. *



Room Dimensions

- Living Room 14'2" x 12'10" (4.33 x 3.93)
- Dining Room 17'11" x 12'5" (max) (5.47 x 3.79 (max))
- Kitchen 11'3" x 8'11" (3.43 x 2.74)
- Sun Room 8'1" x 6'10" (2.47 x 2.10)
- Utility
- Cloakroom
- Bedroom One 12'11" x 14'1" (max) (3.94 x 4.31 (max))
- Bedroom Two 12'5" x 9'10" (3.80 x 3.00)
- Bedroom Three 7'10" x 7'7" (2.39 x 2.32)
- Bathroom One
- Toilet
- Bedroom Four 16'1" x 13'8" (max) (4.91 x 4.19 (max))
- Bathroom Two



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.