

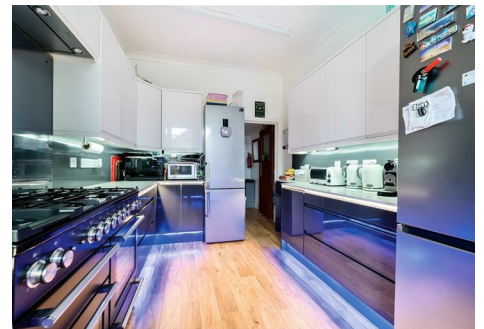


Instinct Guides You



## Pebbles Guest House Weymouth Offers In Excess Of £600,000

- Versatile accommodation
- Off Road Parking
- Seven En-suites
- Beautifully Presented
- Transport Links In Close Proximity
- Freehold
- Hot Tub
- Minutes To Beach
- Level Walk To Town Centre
- Owner's Accommodation



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We are delighted to present to market this exquisite guest house which is a true gem waiting to be discovered. This **VERSATILE RESIDENCE** and its beautifully presented interiors are complemented by **SEVEN GUEST EN-SUITES** and spacious **OWNERS ACCOMMODATION**, providing a perfect blend of practicality and sophistication.

With an impressive up to **TEN BEDROOMS** and eight bathrooms, this **FREEHOLD** guest house is a rare find that promises both luxury and comfort. The property spans three floors, each exuding a sense of warmth and hospitality that is sure to enchant all who step inside.

Convenience is key with **OFF ROAD PARKING AVAILABLE** for multiple vehicles, ensuring that both guests and owners alike can come and go with ease.

Step outside to discover a haven of relaxation, complete with a **HOT TUB** and **SEATING AREA** in the garden. Whether you're looking to soak up the sun or stargaze in the evening, this outdoor space offers a tranquil retreat for all to enjoy.

Located just minutes away from the **BEACH** and a leisurely walk into town, this guest house is ideally situated close to amenities and **TRANSPORT LINKS**. Its prime location makes it a desirable destination for visitors, potentially ensuring a steady stream of guests for those looking to continue its successful business legacy.

Don't miss this opportunity to own a piece of paradise in Weymouth - where comfort, convenience, and coastal charm converge to create the perfect setting for your next venture.

## Room Dimensions

**Guest Dining Room 18'4" into bay x 12'9" (5.59 into bay x 3.89)**

**Kitchen 14'11" x 10'2" (4.55 x 3.10)**

**Owners Lounge 14'11" x 9'10" (4.55 x 3.00)**

**Owners Dining Room 14'9" x 9'8" max (4.52 x 2.95 max)**

**Owners Bedroom 16'4" max x 9'10" (5.00 max x 3.00)**

**Study 6'7" x 5'8" (2.01 x 1.73)**

**Bedroom One 18'4" into bay x 12'9" max (5.61 into bay x 3.89 max)**

**Bedroom Two 8'9" x 7'1" (2.67 x 2.16)**

**Bedroom Three 12'0" x 9'4" (3.68 x 2.87)**

**Bedroom Four 14'11" x 10'11" (4.57 x 3.33)**

**Bedroom Five 13'1" x 9'10" (4.01 x 3.02)**

**Bedroom Six 8'9" x 8'0" (2.69 x 2.44)**

**Bedroom Seven 10'7" x 8'5" min (3.25 x 2.57 min)**

**Bedroom Eight 15'5" max x 8'3" min (4.70 max x 2.54 min)**

**Bedroom Nine 14'11" max x 9'4" (4.55 max x 2.87)**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.