



Instinct Guides You



Newstead Road, Weymouth Offers In Excess Of £205,000

- Large Garden
- Three Double Bedrooms
- Close To Weymouth Harbour
- Open Plan Lounge/Dining Room
- Separate Kitchen & Utility Room
- Short Walk To Town Centre
- Outside WC
- Shops & Amenities Nearby



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Located on Newstead Road, this THREE BEDROOM property with LARGE GARDEN in a prime location just a stone's throw from the picturesque WEYMOUTH HARBOUR. This delightful house offers a perfect blend of comfort and convenience with OPEN PLAN LOUNGE/DINING ROOM, SEPARATE KITCHEN & UTILITY ROOM and an OUTSIDE W/C. A rare opportunity to create the perfect home in a desirable area.

Entering the property an entrance hall provides access to the living areas and stairs to the first floor. The open plan lounge and dining room, creates an inviting space for both relaxation and entertaining with excellent natural light provided by a large bay window which floods the area with a bright and welcoming ambiance. The kitchen provides ample room for culinary creativity whilst saving space by using a separate utility area with doors leading out towards the rear garden.

The first floor features three generously sized double bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The well-appointed bathroom features shower, hand wash basin and W/C. ensures that daily routines are both comfortable and efficient.

One of the standout features of this property is the large garden, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children. Also benefitting from a working outdoor W/C

In summary, this terraced house on Newstead Road is a wonderful opportunity for anyone looking to embrace the Weymouth lifestyle. With its proximity to the harbour, and a lovely garden, it is a property that truly deserves your attention.



Room Dimensions

Lounge/Dining Room 22'11" into bay x 13'7" max>11'8" max (7m into bay x 4.15m max>3.56m max)

Kitchen 10'9" max x 9'6" max>7'8" (3.29m max x 2.92m max>2.36m)

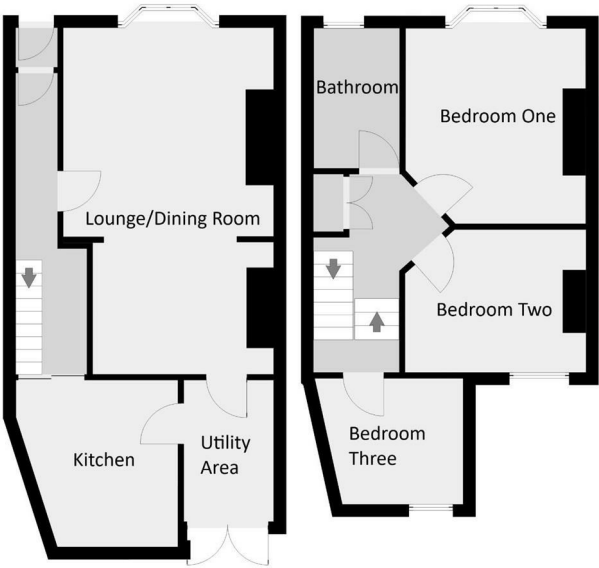
Utility Area 9'1" x 5'9" (2.79m x 1.77m)

Bedroom One 13'5" into bay x 11'7" max (4.1m into bay x 3.55m max)

Bedroom Two 12'0" max x 9'3" (3.66m max x 2.82m)

Bedroom Three 9'8" max x 9'7">7'10" (2.96m max x 2.94m>2.39m)

Bathroom 9'0" x 5'6" (2.76m x 1.69m)



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