



Instinct Guides You



Park Street, Weymouth £190,000

- In Need Of Modernisation
- Spacious Accommodation
- Two Bathrooms
- Kitchen/Diner
- Moments From Beach
- Versatile Layout
- Three Bedrooms
- Two Attic Space's



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Located just moments from Weymouth's beach, esplanade and town centre amenities, this SUBSTANTIAL Grade II listed townhouse offers a rare opportunity to modernise and create a spacious home in a central location offering a flexibility of use. Offering generous proportions throughout, the property features two reception rooms, THREE LARGE DOUBLE BEDROOMS, TWO BATHROOMS, and TWO additional ATTIC SPACES across THREE FLOORS.

Stepping inside, a central hallway provides access to all ground floor accommodation, with stairs rising to the first floor. At the front of the property, the spacious lounge/diner spans the full width and offers ample room for a variety of furnishings. Adjacent is a versatile study—perfect as a home office, snug or playroom.

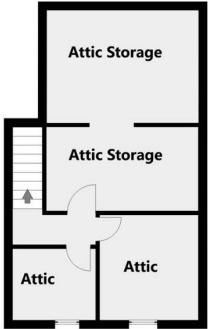
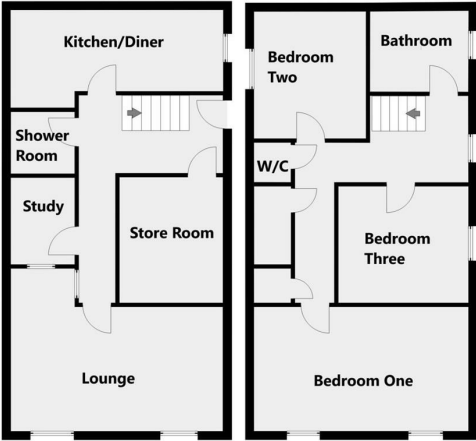
To the rear, the kitchen/diner is fitted with a range of wall and base units, with space for white goods and a dining table. Beyond the kitchen is a large storage room which could be adapted to suit a variety of needs, subject to relevant permissions. A convenient ground floor shower room completes the layout, adding flexibility to how the space could be configured.

The first floor hosts three generous double bedrooms, a family bathroom and an additional WC. Each bedroom offers ample space, with the principal bedroom spanning the front of the house—an ideal canvas to personalise to your taste.

The second floor provides two further attic spaces, each with dormer windows and door access to an additional attic area—offering exciting potential for further development, subject to any necessary consents.

Room Dimensions

- Lounge 19'8" x 15'1" max (6.01 x 4.6 max)
- Storage Room 11'7" x 10'7" (3.55 x 3.23)
- Study 7'8" x 5'10" (2.34 x 1.8)
- Kitchen/Diner 21'1" x 9'0" > 7'6" (6.45 x 2.76 > 2.3)
- Bedroom One 21'1" x 12'1" (6.45 x 3.7)
- Bedroom Two 12'10" x 10'9" (3.92 x 3.29)
- Bedroom Three 11'9" x 11'8" (3.59 x 3.57)
- Loft Room One 9'6" x 9'1" (2.92 x 2.79)
- Loft Room Two 7'8" max x 6'6" (2.35 max x 1.99)
- Attic Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

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