



Instinct Guides You



Newstead Road, Weymouth Offers In Excess Of £225,000

- Large Westerly Garden
- Three Bedrooms
- Moments From Harbour
- Period Home
- Well Presented
- Two Reception Rooms



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Nestled enviably close to Weymouth's vibrant harbourside is this stunning three bedroom period home with spacious proportions and generous westerly garden. The home enjoys downstairs toilet, two reception rooms and is stylishly finished throughout, epitomising harbourside living and encompassing nearby walks to some of Weymouth's best attractions.

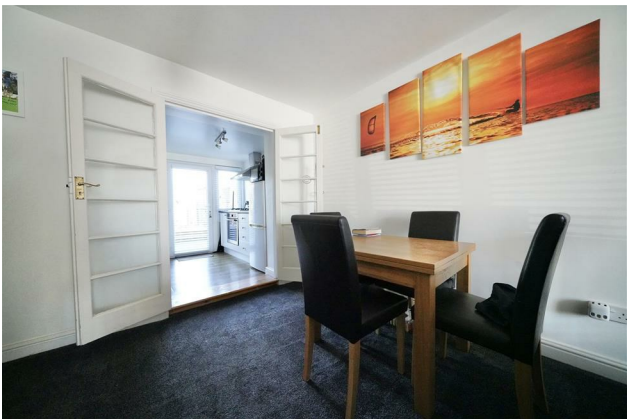
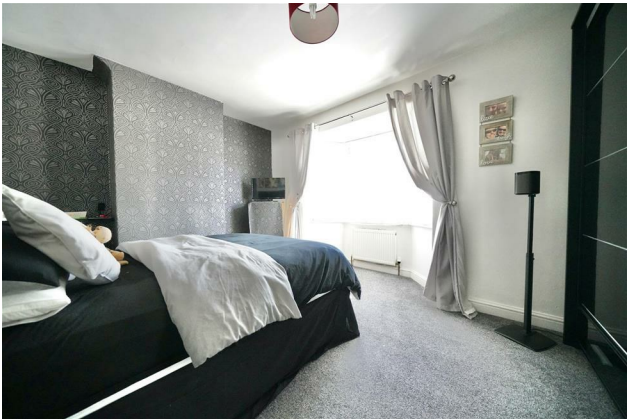
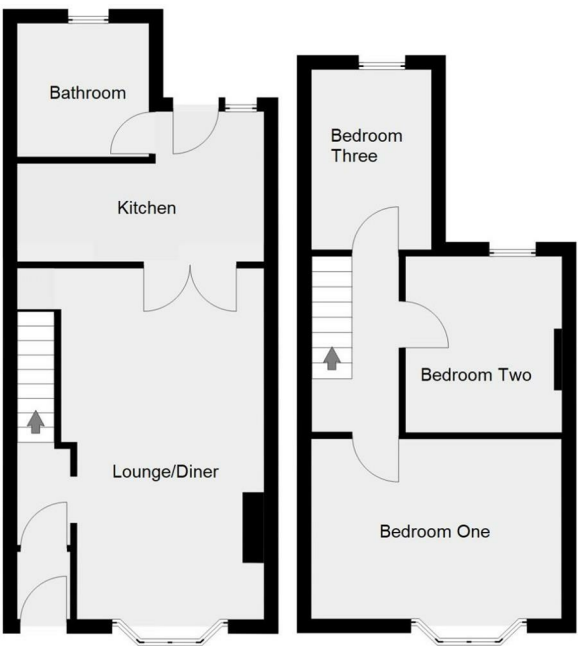
Inside the home, excellently proportioned reception rooms accentuate light, further elevated by bay windows and high ceilings. To the rear, an attractive contemporary kitchen space opens out to the garden - a modern touch to elegantly contrast some of the homes period features; A range of base level units offer storage and workspace. The bathroom completes the downstairs accommodation complete with fitted shower cubicle, basin and toilet.

Upstairs, the first floor hosts all three bedrooms. Bedroom one is a vast space, spanning the width of the property with bay window for light and character. Bedrooms two and three are also respectably sized with ample room for furnishings.

The home enjoys an enviable rear garden, with attractive green space and an initial decking area, bathed in sun via its' westerly aspect with additional storage adjacent.

Room Dimensions

- Lounge 10'7" x 10'0" plus bay (3.23 x 3.06 plus bay)
- Dining room 11'5" plus recess x 9'10" (3.5 plus recess x 3.0)
- Kitchen 13'11" x 6'10" max (4.26 x 2.1 max)
- Bedroom One 14'2" x 10'2" plus bay (4.32 x 3.1 plus bay)
- Bedroom Two 9'11" x 8'10" max (3.04 x 2.7 max)
- Bedroom Three 10'2" x 6'9" (3.11 x 2.07)



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		88	(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.