



Instinct Guides You



## Bath Street, Weymouth £280,000

- Used As A Holiday Let
- Beautifully Presented Throughout
- Close To Weymouth's Iconic Beachfront
- Courtyard Garden At Rear
- Two Bathrooms
- Four Bedroom
- Period Features Throughout
- Accommodation Over Three Floors
- Close To Transport Links
- Grade II Listed



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Nestled within close proximity to Weymouth's iconic sandy beach and vibrant town centre, this beautifully maintained three-storey grade II listed home sits in the very heart of Weymouth Town Centre. Currently operating as a successful holiday let, it offers two inviting reception rooms, a private courtyard garden, and a wealth of character throughout.

Step inside to a welcoming entrance hall, where stripped wooden floorboards guide you to the spacious dining area. To the right, you'll find the cosy living room, complete with a charming chimney breast, wood-burning stove, and front-facing window — perfect for relaxed evenings.

The dining room also features a characterful chimney breast. It comfortably accommodates a family-sized dining table and connects seamlessly to the kitchen. Patio doors lead directly out to the enclosed courtyard garden, ideal for alfresco dining or quiet retreat.

The kitchen is well-appointed with contemporary grey cabinetry, stone-effect worktops, space for a range-style cooker and upright fridge/freezer, and a Belfast-style sink. A door from the kitchen leads to the convenient ground floor shower room, fitted with a shower cubicle, WC, and wash basin.

Upstairs on the first floor, the landing provides access to two of the four bedrooms and the main family bathroom. The front bedroom is generously proportioned and features a decorative fireplace, large window, and space for substantial bedroom furniture. Bedroom two, overlooking the rear, also enjoys a period fireplace and is currently arranged with bunk beds.

The family bathroom includes a panelled bath with overhead shower, a WC, and pedestal basin.

On the top floor, two further double bedrooms await — both offering ample space for furnishings, with one overlooking the front and the other enjoying garden views to the rear.

Room Dimensions

Living Room 11'9" max x 10'10" (3.59 max x 3.32)

Dining Room 15'3" max x 9'1" (4.65 max x 2.79)

Kitchen 9'3" x 5'9" (2.83 x 1.76)

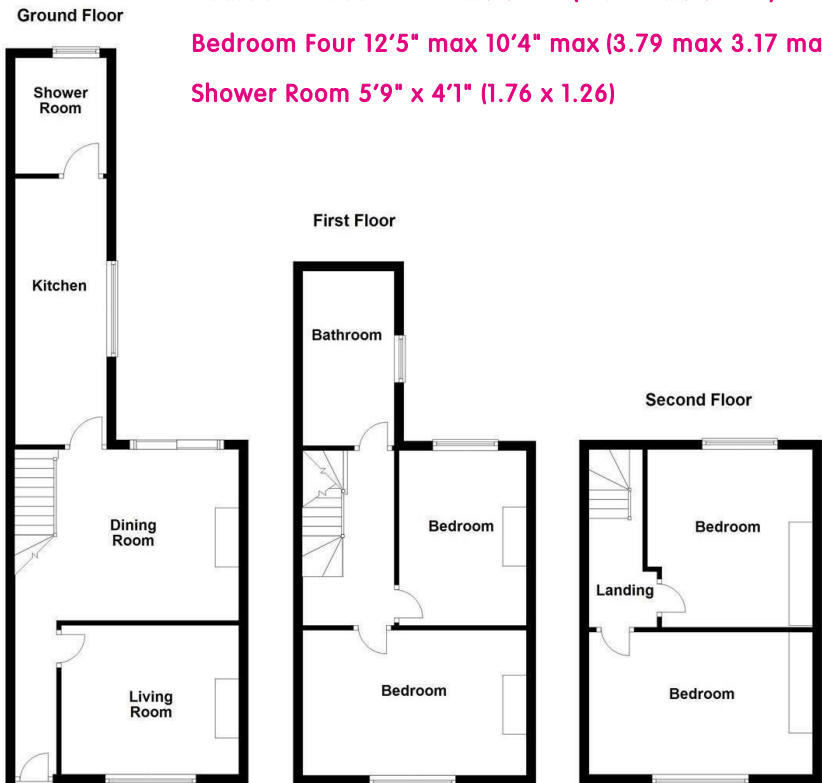
Bedroom One 14'9" max x 9'8" (4.51 max x 2.95)

Bedroom Two 10'5" x 10'1" max (3.18 x 3.09 max)

Bedroom Three 14'9" max x 9'9" (4.52 max x 2.99)

Bedroom Four 12'5" max x 10'4" max (3.79 max x 3.17 max)

Shower Room 5'9" x 4'1" (1.76 x 1.26)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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