



AUSTIN 
ESTATE AGENTS

Molyneux Guest House

Waterloo Place

Weymouth

DT4 7PD

£290,000

SUMMARY

- Sea Front Location
- Private Garden for Owners
- Seven Lettable Guest Rooms
- Owners Accommodation
- Storage Space
- Off-Road Parking for Six Cars
- Town Centre In Close Proximity
- Spacious Guest Dining Room with Potential Bar Area
- Railway Station Within Easy Reach
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Sitting Room 14' 0" x 13' 0" (4.27m x 3.96m)

Dining Room 10' 0" x 13' 0" (3.05m x 3.96m)

Possible Bar Area

Bedroom Five 16' 0" x 9' 0" (4.88m x 2.74m)

En Suite

FIRST FLOOR

First Floor Landing

Bedroom Two 16' 0" x 8' 0" (4.88m x 2.44m)

Bedroom One 8' 0" x 15' 0" (2.44m x 4.57m)

En Suite

SECOND FLOOR

Second Floor Landing

Bedroom Four 10' 0" x 10' 0" (3.05m x 3.05m)

En Suite

Bedroom Three 9' 0" x 15' 0" (2.74m x 4.57m)

En Suite

THIRD FLOOR

Third Floor Landing

Bedroom Seven 10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom Six 7' 0" x 12' 0" (2.13m x 3.66m)

Shower Room

OUTSIDE

Parking for Residents



THE PROPERTY

We are delighted to offer for sale, this superbly located, seven bedroom guest house with private owners' accommodation.

The ground floor accommodation comprises an initial entrance hallway with door, leading to large open plan, living/ dining area, a very welcoming space for guests. Within this area is a space that could be used as a private bar (subject to licensing). Completing the ground floor accommodation is a large double bedroom, with en-suite shower room.

The first and second floor accommodation, both comprise two large double bedrooms with en-suite shower rooms. All of these bedrooms offer a pleasant view along the esplanade to the award winning Weymouth Bay. The top floor hosts two bedrooms with a communal shower room servicing these two rooms.

The owners' accommodation can be found on the lower ground floor. The accommodation is both spacious and well-proportioned hosting a sitting room, dining room and sunroom providing access to the private rear garden. There is also an owners' bedroom, family bathroom and open plan kitchen diner. The property includes three large storage rooms with one used to house utilities. Two of these are accessible via a private courtyard.

Externally, the rear garden is laid to patio with shrubs to borders. A gate leads to a very generous sized parking area, offering parking spaces for approximately six vehicles.

This guest house is both charming, sizeable and is located in a premier position along Weymouth's Esplanade.

Vendor Information: The vendor informs us that this Grade II listed building can only be used as a guesthouse. The property is leasehold with an approximate lease length of 45 years. The annual charge is £12,230 payable to Dorset Council.





SUMMARY OF ACCOMMODATION

OWNERS ACCOMMODATION

Hallway

Kitchen 10' 0" x 14' 0" (3.05m x 4.27m)

Dining Room 9' 0" x 12' 0" (2.74m x 3.66m)

Sitting Room 12' 0" x 7' 0" (3.66m x 2.13m)

Sun Room 7' 9" x 3' 9" (2.36m x 1.14m)

Bathroom

WC

Courtyard

Three Store Rooms

OUTSIDE

Garden

Off Road Parking

FLOORPLAN:



COUNCIL TAX RATING (OWNERS ACCOMMODATION) : A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.