



AUSTIN   
ESTATE AGENTS



## Stavordale House

Stavordale Road

Weymouth

Dorset

DT4 0AB

**Offers in Excess of £500,000**

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### SUMMARY

- **Substantial Period Freehold House**
- **Configured as Four Separate One Bedroom Apartments**
- **Currently Operated as a Successful AirBnB Business**
- **Stunning Character Features**
- **Front Driveway for Four Vehicles**
- **Attractive Rear Garden**
- **Moments from the Inner Harbour**
- **Pedestrian Access to the Town Centre & Seafont**
- **No Onward Chain**



### THE PROPERTY

We are delighted to present to the market an exceptional investment opportunity to purchase this substantial, double fronted, semi detached residence, which is currently configured as four one bedroom apartments. The property boasts beautiful character features, including spacious room sizes, high ceilings and a tiled floor to the communal hallway, as well as the benefits of double glazing and gas central heating. Outside, the property enjoys a well-proportioned driveway, suitable for up to four vehicles, as well as beautifully maintained gardens to the rear.

The owner of this property lets the apartments on an AirBnB basis and generates a good income throughout the year. The property is ideally placed for holiday lettings or as large family home, due to its position, being moments from the Inner Harbour and a pedestrian walk to Weymouth Town Centre and Esplanade.

We strongly recommend viewing this property to appreciate its appeal and general quality as the property has been maintained throughout to a very good standard. Viewings are strictly limited to a Saturday between the hours of 1:00pm - 3.00pm due to the holiday letting business.

For further information or to make an appointment, please do not hesitate to contact Austin Estate Agents.



# 1



## SUMMARY OF ACCOMMODATION

### APARTMENT ONE

**Open Plan Lounge / Diner / Kitchen** 12' 10" max x 19' 1" max (3.92m max x 5.81m max)

**Bedroom** 12' 9" max x 17' 1" max into bay (3.89m max x 5.21m max into bay)

**Bathroom** 6' 4" x 7' 6" (1.92m x 2.29m)

### OUTSIDE

**Patio Area & Access to Garden**





# 2

## SUMMARY OF ACCOMMODATION

### APARTMENT TWO

**Lounge / Diner** 11' 4" x 10' 3" (3.46m x 3.13m)

**Kitchen** 6' 9" x 7' 9" (2.07m x 2.36m)

**Bedroom** 12' 0" max x 17' 2" max into bay (3.65m max x 5.22m max into bay)

**Bathroom** 4' 4" x 7' 9" (1.33m x 2.36m)

### OUTSIDE

**Patio Area & Access to Garden**







3

## SUMMARY OF ACCOMMODATION

### APARTMENT THREE

**Lounge / Diner / Kitchen** 12' 5" max x 15' 1" max into bay (3.78m max x 4.60m max into bay)

**Bedroom** 8' 8" x 12' 6" (2.65m x 3.80m)

**Bathroom** 8' 6" x 7' 3" (2.58m x 2.21m)



# 4

## SUMMARY OF ACCOMMODATION

### APARTMENT FOUR

**Lounge / Diner / Kitchen** 12' 2" max x 15' 2" max into bay (3.72m max x 4.62m max into bay)

**Bedroom** 12' 0" x 11' 9" (3.66m x 3.59m)

**Bathroom** 5' 9" x 7' 10" (1.74m x 2.38m)



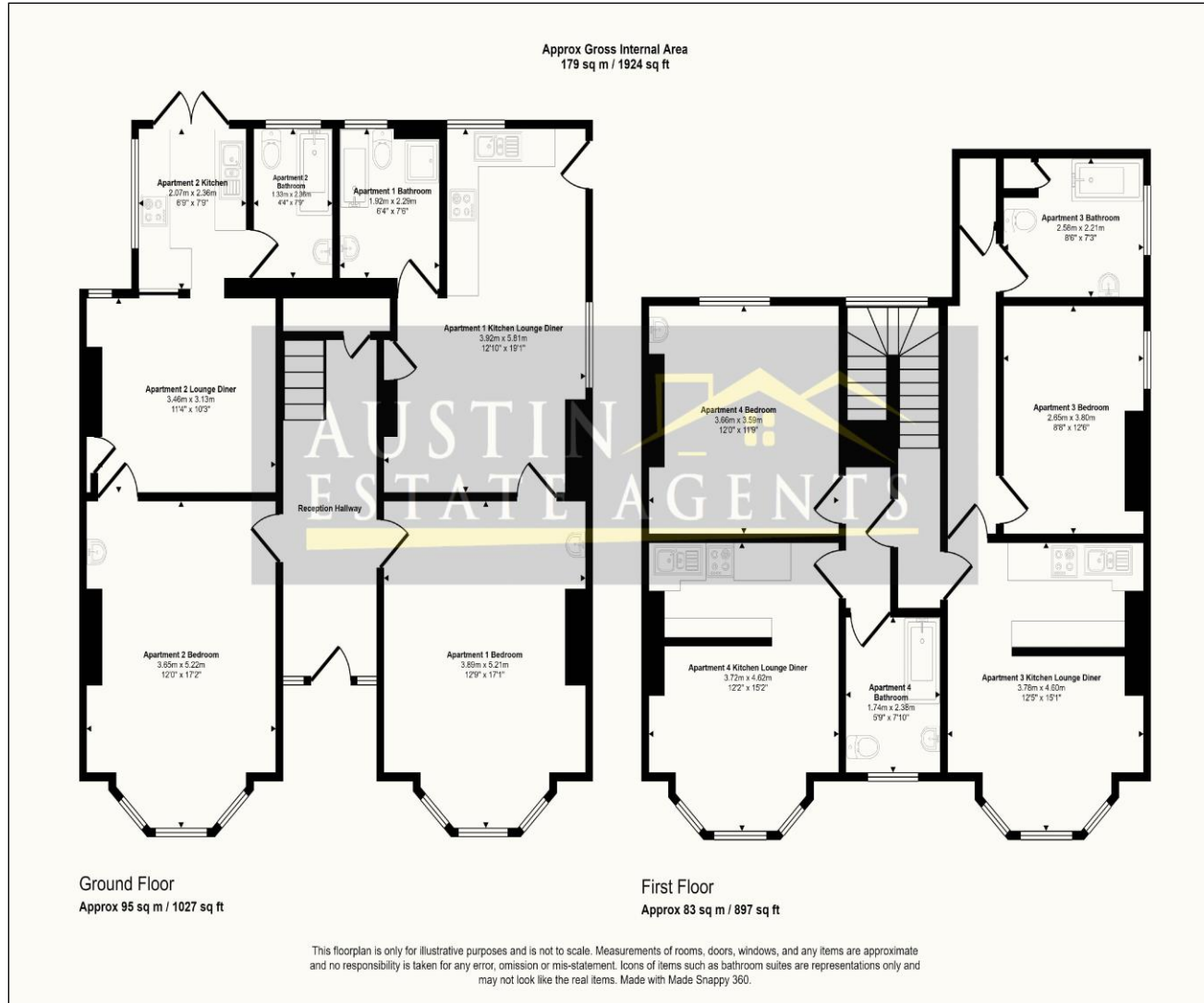




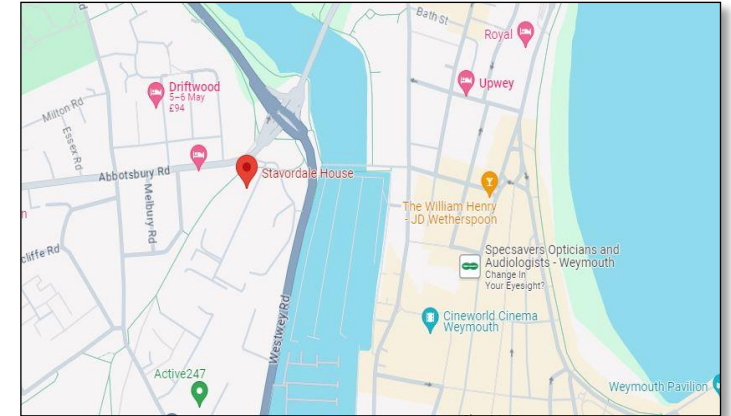
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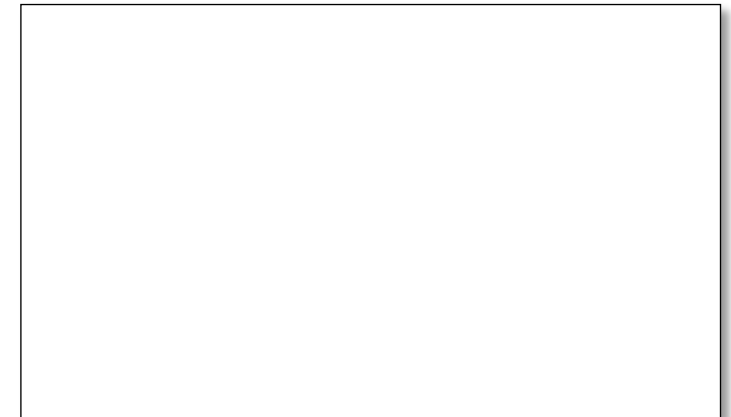
## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: Exempt TENURE: Freehold**

**Austin Estate Agents**  **115 Dorchester Road, Weymouth, Dorset, DT4 7JY**  **Phone: 01305 858470**  **www.austinpropertyservices.co.uk**

### 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.