



East Street

Weymouth

Dorset

DT4 8BN

Auction Starting Price £200,000

SUMMARY

- Substantial Freehold House
- Set Up as Three Separate Apartments
- Some Updating Required
- Double Glazing & Gas Central Heating
- Courtyard Area to the Ground Floor Apartment
- Close to Town Centre Shops & Amenities
- Walking Distance of Weymouth Beach & Old Harbour
- No Onward Chain
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'





SUMMARY OF ACCOMMODATION

GROUND FLOOR - APARTMENT ONE

Lounge

Inner Hallway

Kitchen

Bedroom 10' 9" x 9' 2" (3.27m x 2.79m)

Bathroom

Courtyard Area

FIRST FLOOR - APARTMENT TWO

Lounge 14' 7" x 9' 8" (4.44m x 2.94m)

Kitchen 10' 11" x 5' 3" (3.32m x 1.60m)

Inner Hallway

Bedroom 19' 2" max x 7' 10" max (5.84m max x 2.39m max)

Bathroom

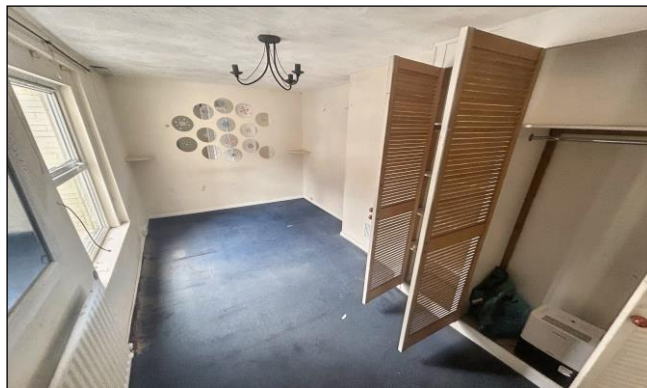
SECOND FLOOR - APARTMENT THREE

Hallway

Lounge / Kitchen 15' 4" x 8' 10" (4.67m x 2.69m)

Bedroom 9' 8" x 9' 1" (2.94m x 2.77m)

Shower Room



THE PROPERTY

We are pleased to bring to the market this substantial terraced home, which represents a good investment opportunity. The property is a freehold house currently offering three self-contained flats, two of which are currently let. It is situated within Weymouth Town Centre, a stone's throw from the picturesque old harbour and is perfectly placed to enjoy all of the shops and amenities that the town centre has to offer.

The property enjoys double glazing and gas central heating throughout, with each floor hosting a separate one bedroom apartment, with the ground and first floor flats enjoying a hallway, lounge, kitchen, double bedroom and bathroom. The ground floor apartment has the added advantage of access to a courtyard area. The second floor apartment hosts an open plan lounge / kitchen, bedroom and shower room. The property is being sold with the incumbent tenants wishing to stay. The property requires some remodelling and updating but is competitively priced to reflect this. The property does not come with parking, however there are local car parks close to hand and yearly permits can be purchased from the council.

This excellent investment property is ideally situated for all of the delights that Weymouth has to offer. It is walking distance to both Weymouth's award winning Seafront and picturesque Old Harbour. Weymouth town centre has many restaurants, bars, theatre and shops. Transport links are also favourable; nearby are bus routes to surrounding areas, Weymouth Train Station with routes to London is also close by.

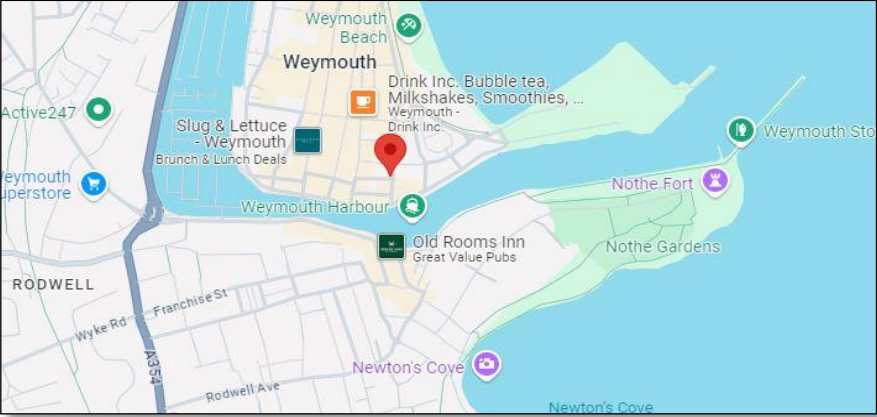
For more information, or to make an appointment to view, please call Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Freehold

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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.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with Austin Estate Agents on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Austin Estate Agents or The Auctioneer. Bids can be made via the Austin Estate Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Austin Estate Agents and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both Austin Estate Agents and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.