



AUSTIN  
ESTATE AGENTS



## Stanley Street

Weymouth

Dorset

DT4 7JB

**Offers Over £265,000**

### SUMMARY

- Spacious Family Home
- Accommodation over Three Floors
- Three Double Bedrooms
- Lounge with feature Log Burning Stove
- Stylishly Fitted Kitchen with Integrated Appliances
- Ground & First Floor Shower Rooms
- Double Glazing
- Gas Central Heating
- Low-Maintenance Rear Courtyard
- Currently Used as a Holiday Let







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Hallway

Lounge 11' 4" x 11' 1" > 9' 10" (3.45m x 3.38m > 2.99m)

Kitchen 10' 11" x 9' 0" (3.32m x 2.74m)

Shower Room

### FIRST FLOOR

First Floor Landing

Bedroom One 14' 1" > 8' 3" x 14' 8" > 13' 5" (4.29m > 2.51m x 4.47m > 4.09m)

Bedroom Two 10' 11" x 9' 1" (3.32m x 2.77m)

Bathroom 6' 10" x 5' 11" (2.08m x 1.80m)

### SECOND FLOOR

Bedroom Three 12' 5" max x 13' 6" max (3.78m max x 4.11m max) Irregular shaped room

En-Suite Shower Room

### OUTSIDE

Rear Courtyard

## THE PROPERTY

We are delighted to present this deceptively spacious and beautifully presented three-bedroom home, ideally located just a short stroll from Weymouth Beach, the bustling promenade, and town centre amenities. Offering flexible accommodation arranged over three floors, this property blends character features with contemporary fittings.

The property welcomes you through an entrance vestibule into an inviting hallway that provides access to the lounge, kitchen, ground-floor shower room, and under-stair storage. The lounge, positioned at the front of the property, is bright and airy thanks to a large double-glazed window. A charming log-burning stove provides a cosy focal point, making this space both elegant and homely. The kitchen is stylishly appointed with a range of modern eye and base level units, integrated oven and dishwasher, electric hob, and sleek ground-level spotlights. There is space for additional appliances as well as a dining table and chairs, with double doors opening out to the rear courtyard. A modern shower room with built-in storage completes the ground floor accommodation.

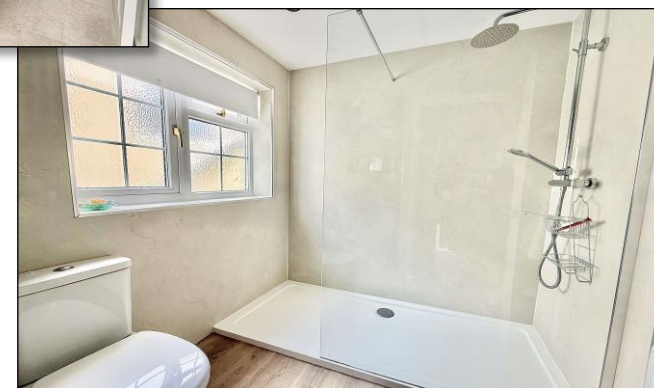
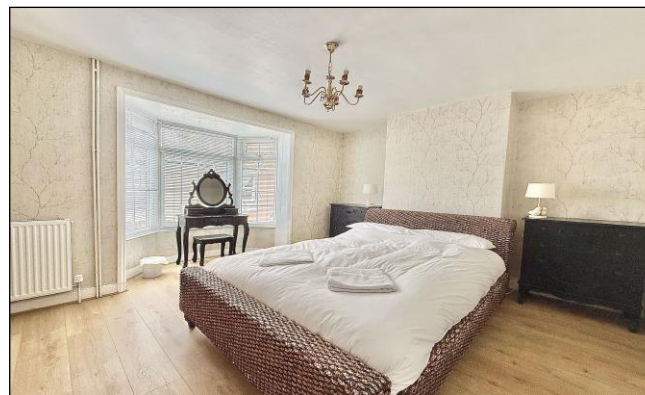
A staircase leads to a first-floor landing, where you will find two generously sized bedrooms and a contemporary shower room. Bedroom one spans the width of the property and features a large bay window that floods the room with natural light, alongside ample storage space. Bedroom two offers pleasant views over the rear courtyard and provides comfortable accommodation. The shower room is fitted with a double walk-in shower cubicle, vanity wash basin, and low-level WC.

Stairs ascend to a converted loft room forming bedroom three, complete with a double-glazed front aspect window and sliding door into the en-suite shower room featuring a WC and wash hand basin. The enclosed courtyard garden offers a private and low-maintenance outdoor space, ideal for seating and al fresco dining.

Set in a prime location close to Weymouth's golden beach, promenade, and mainline train station, this home is perfectly placed for both coastal living and excellent transport links. Local shops, cafes, and restaurants are all within half a mile.

Our vendor informs us the property is currently used as a holiday let with forward bookings secured for the year. The opportunity to continue this arrangement may be available, subject to agreement.

Contact us for more information or to arrange a viewing, please contact Austin Estate Agents today.



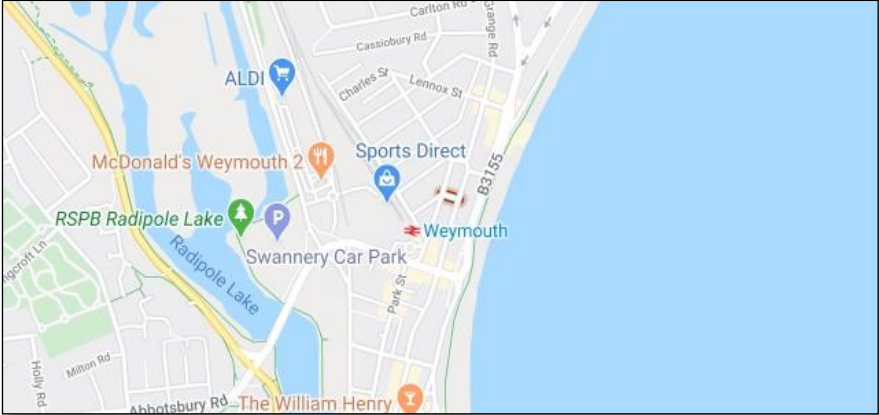




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B      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.