



AUSTIN  
ESTATE AGENTS



## Dorchester Road

Weymouth

Dorset

DT4 7JY

**£389,000**

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### SUMMARY

- Substantial Grade II Terraced Home
- Excellent Investment Opportunity
- Set out as Five Separate Apartments
- Three Studio Apartments & Two One Bedroom Apartments
- Gravelled Communal Front Garden
- Communal Bin Area
- Off Road Parking
- Close to Shops & Amenities at Lodmoor Hill
- Walking Distance of Greenhill Beach & Gardens
- No Onward Chain





## SUMMARY OF ACCOMMODATION

We are pleased to bring to the market this substantial Grade II terraced home, which represents a good investment opportunity. The property is a freehold house currently offering five self-contained flats, which is situated at Lodmoor Hill, within easy reach of local shops, amenities, bus routes, and just a short stroll to Greenhill Beach and the promenade. With off-road parking nearby, this versatile property offers immediate income potential with most flats currently let. Ideal for investors or those seeking a conversion/restoration project (subject to consents).

### FLAT A

#### Third Floor Studio

**Open Plan Lounge / Bedroom / Kitchen** 15' 8" x 9' 5" (4.78m x 2.87m) + 12' 8" x 7' 8" (3.86m x 2.34m)

#### Bathroom

### FLAT B

#### Second Floor Studio

**Lounge / Bedroom** 16' 9" x 12' 8" (5.11m x 3.86m)

**Kitchen** 11' 4" x 5' 5" (3.45m x 1.65m)

#### Shower Room

### FLAT C

#### First Floor Studio

**Lounge / Bedroom** 16' 8" x 12' 8" (5.08m x 3.86m)

**Kitchen** 14' 4" x 5' 9" (4.37m x 1.75m)

#### Shower Room

### FLAT D

#### Ground Floor One Bedroom Apartment

#### Hallway

**Lounge** 12' 7" x 12' 4" (3.84m x 3.76m)

**Kitchen** 8' 2" x 6' 7" (2.49m x 2.01m)

**Bedroom** 11' 1" x 11' 0" (3.38m x 3.35m)

### FLAT E

#### Basement Flat

**Lounge** 10' 5" x 7' 7" (3.18m x 2.31m)

**Kitchen** 13' 3" x 6' 8" (4.04m x 2.03m)

**Bedroom** 12' 9" x 11' 8" (3.89m x 3.56m)

#### Shower Room

#### Private Enclosed Courtyard

### OUTSIDE

#### Front Garden

#### Communal Bins

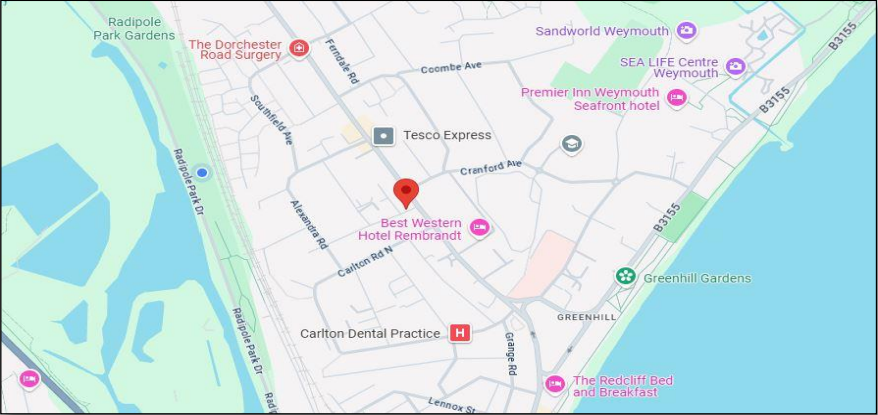
#### Off Road Parking



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A      TENURE: Freehold

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

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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.