



AUSTIN  
ESTATE AGENTS



## Penny Street

Weymouth

Dorset

DT4 7JQ

**£215,000**

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### SUMMARY

- Period Terraced Home
- Two Double Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Lean To
- Well Appointed Bathroom
- Double Glazing
- Courtyard Garden
- Close to Weymouth Esplanade & Town Centre
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

**Lounge / Diner** 13' 0" max x 21' 2" max (3.96m max x 6.45m max)

**Kitchen** 6' 1" x 9' 6" (1.86m x 2.89m)

**Lean To** 5' 11" x 9' 5" (1.80m x 2.87m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 13' 1" x 9' 9" (3.98m x 2.98m)

**Bedroom Two** 8' 9" x 10' 8" (2.66m x 3.24m)

**Bathroom** 6' 5" x 9' 5" (1.95m x 2.86m)

### OUTSIDE

**Rear Courtyard**



## THE PROPERTY

Austin Estate Agents are delighted to offer for sale this Victorian terrace property situated within a stone's throw from Weymouth's famous seafront. The property, which is being sold with no onward chain, has been recently refurbished, being freshly decorated and newly carpeted with gas central heating and double glazing throughout. The accommodation includes a spacious lounge / diner, modern fitted kitchen, a lean to, two double bedrooms and family bathroom with an outside courtyard area.

On the ground floor accommodation an entrance porch gives access to the spacious lounge / diner and has stairs ascending to the first floor. The open plan lounge / dining room is a generous size and enjoys dual aspect natural light to the front and rear as well as a feature fireplace. At the rear a doorway leads to a modern fitted kitchen with a good range of eye level and base units, integral electric oven, four ring gas hob and extractor canopy and space for kitchen appliances and a side aspect window and door overlooking and leading to the lean to, which offers versatile use, and has a door that gives access to the courtyard area.

The first floor landing hosts doors to the two double bedrooms and family bathroom. The main bedroom is particularly spacious, spanning the width of the property. The second bedroom, another double room, has a double glazed window to the rear aspect. Completing the accommodation on this floor is the family bathroom comprising a modern suite of panelled bath with mains shower over, low level WC and pedestal wash hand basin.

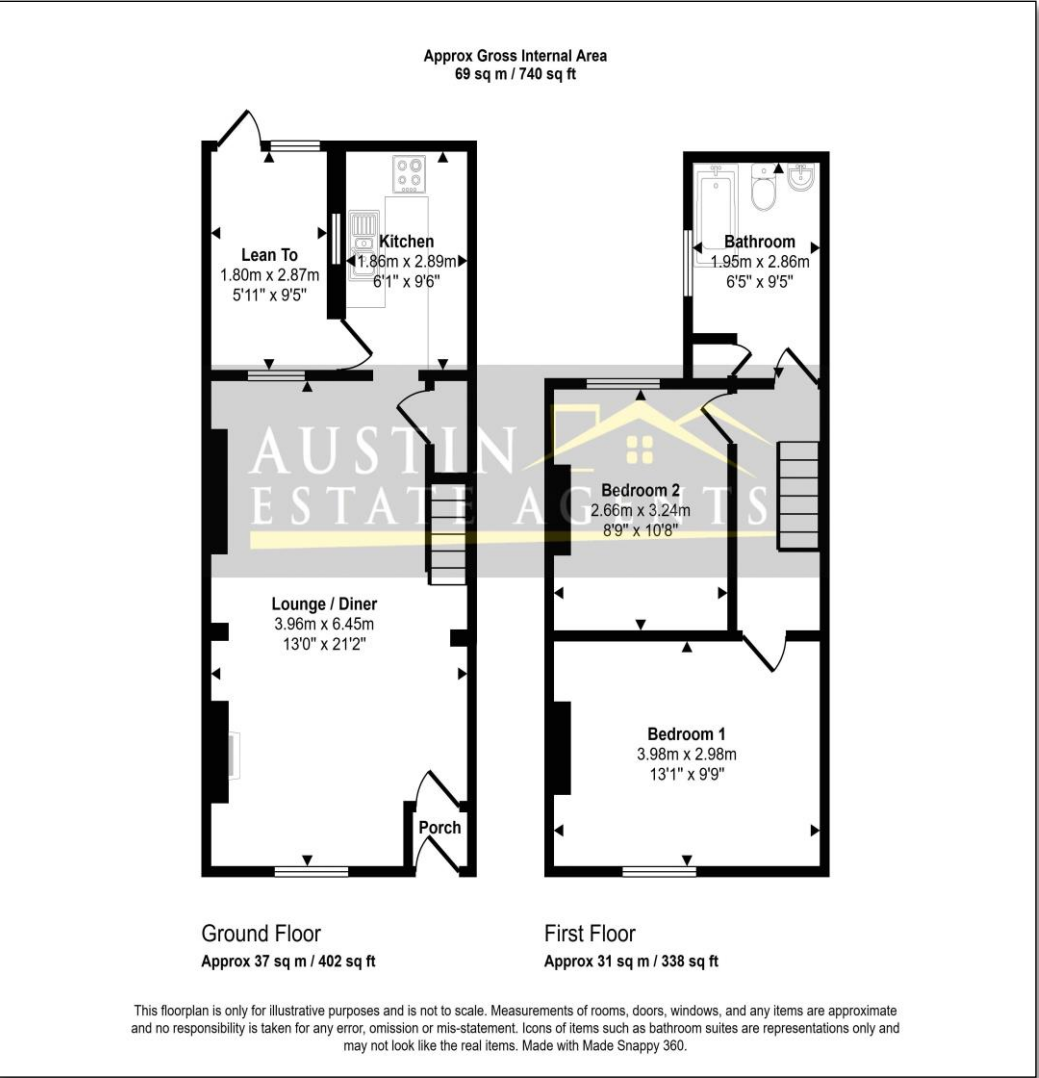
The walled courtyard area at the rear of the property offers a outside area to relax in, which is laid to hardstanding.

Penny Street is a no-through road located within close proximity to Weymouth Town Centre and within a short distance of Weymouth's sandy beach. The railway station is less than half a mile away providing transport links to London Waterloo and Bristol Temple Meads respectively.

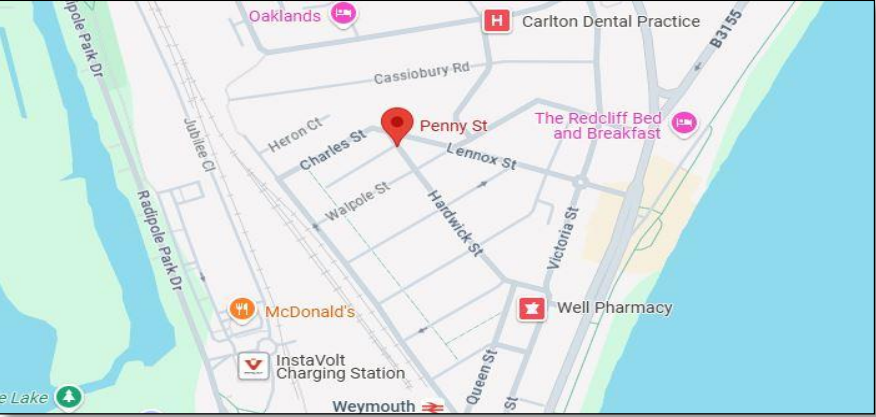
Austin Estate Agents highly recommend a viewing to fully appreciate all this property has offer!



### FLOORPLAN:



### LOCATION:



### EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.