



## **Newstead Road** **, Weymouth DT4 0DU**

- Bespoke Detached Residence
  - Four / Five Bedrooms
  - Contemporary Kitchen / Diner
- Family Bathroom, Ground Floor Shower Room & En-Suite Shower Room
  - Attractive Rear Garden
- Amazing Character Features Throughout
  - Lounge & Separate Dining Room
  - Separate Utility Room
- Integral Garage & Off Road Parking

**Offers In Excess Of £400,000 Freehold**







## Location

## GROUND FLOOR

### Entrance Porch

4'6" x 6'6"

### Lounge

12'5" x 15'2"

### Inner Hallway

### Bedroom

12'10" x 11'8"

### Dining Room

9'3" x 13'7"

### Kitchen

12'6" x 16'8"

### Utility Room

9'1" x 6'0"

## FIRST FLOOR

### First Floor Landing

### Bedroom

11'3" x 10'4"

### En Suite Shower Room

7'7" x 3'4"

### Bedroom

14'6" x 17'1"

### Bedroom

9'6" x 13'9"

### Bedroom

9'2" x 7'7"

### Bathroom

9'7" x 6'0"

## OUTSIDE

### Front Garden

### Garage

9'1" x 14'8"

### Rear Garden

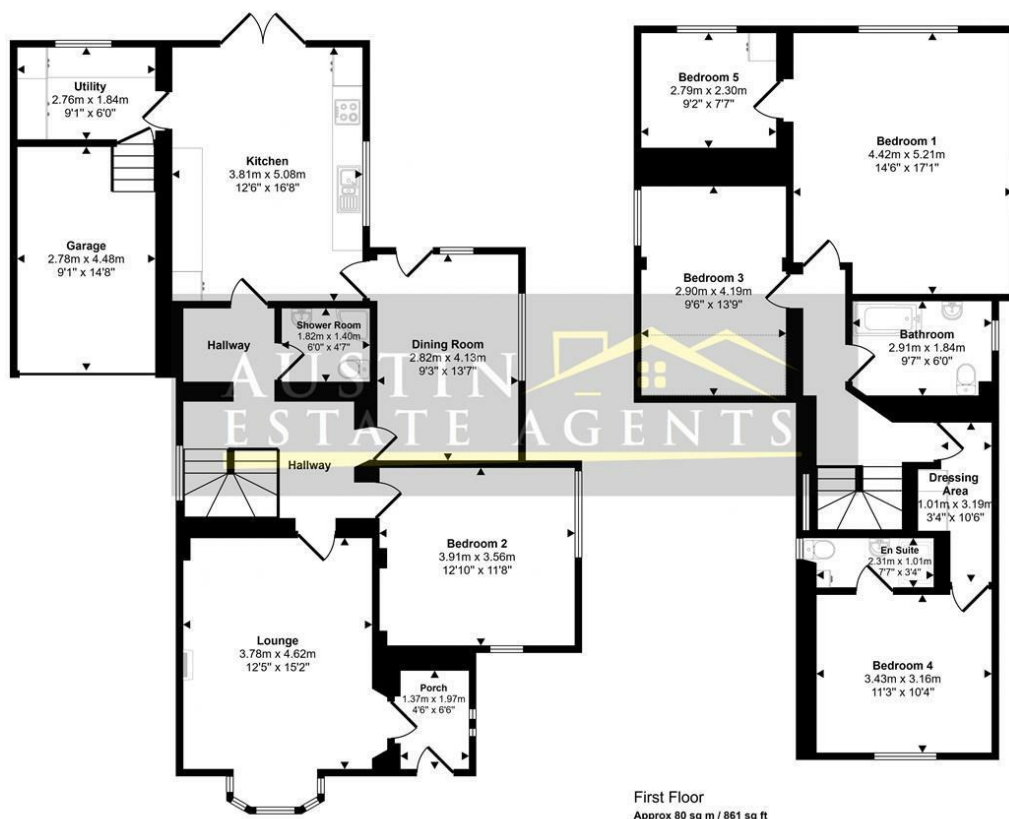




Local Authority  
Council Tax Band D  
EPC Rating D



Approx Gross Internal Area  
188 sq m / 2027 sq ft



First Floor  
Approx 80 sq m / 861 sq ft

Ground Floor  
Approx 108 sq m / 1166 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Weymouth Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.