

*Deceptively Spacious Letting Investment  
Fully Refurbished & Equipped in Central  
Location with Excellent Transport Links*

3 RANELAGH ROAD  
WEYMOUTH, DORSET DT4 7JD

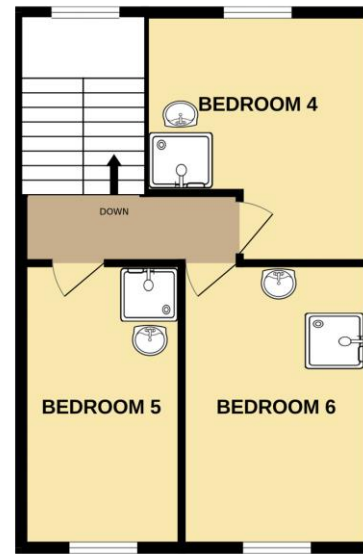
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Ground Floor



First Floor



Second Floor

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**LOCATION**

Weymouth Mainline Railway Station within 100 yards. Weymouth Beach Front approx. 200 yards. Pedestrianised shopping area approx. 0.4 miles. Weymouth Hospital approx. 0.5 miles. Weymouth Pavilion approx. 0.7 miles. Weymouth College approx. 0.8 miles.

**FEATURES**

Deceptively spacious. Local Authority approved accommodation. Central location with excellent transport links. Complete refurbishment in current ownership. Fully certificated. Comprehensively equipped. Entry phone system. 16 camera CCTV system. UPVC double glazing. Grey oak laminate flooring throughout. Wi-Fi. Sensor lighting. Window blinds. Gas fired central heating throughout. Suiting various uses s.t.p.p.

**SUMMARY OF ACCOMMODATION**

**Ground Floor**

Entrance Hall  
Kitchen (3.69m max x 3.35m)  
Living Room (4.1m x 3.97m)  
Large Office/Bedroom 8 (5.48m x 2.73m) with en-suite shower room (1.84 x 1.81m)

**First Floor**

Bedroom 1 (4.37m x 4.23m) with shower cubicle & wash basin  
Bedroom 2 (4.2m x 2.48m) with shower cubicle & wash basin  
Bedroom 3 (3.45m x 2.75m)  
Large Laundry Room/Bedroom 7 (3.38m x 2.74m)  
Cloakroom Block with 3 WCs and wash basin

**Second Floor**

Bedroom 4 (3.7m max x 3.4m max) with shower cubicle & wash basin  
Bedroom 5 (4.2m x 2.37m) with shower cubicle & wash basin  
Bedroom 6 (4.2m x 2.8m) with shower cubicle & wash basin

**Outside**

To the rear of the property is an enclosed paved courtyard with external seating, bin store area and gate to access lane. 2 resident parking permits are currently held.

**LICENCES/PERMISSIONS**

We are informed an HMO Licence has previously been held.

**TRADING & BUSINESS**

It is conservatively felt that an income of £60,000 per annum could be generated from 8 letting rooms.

**RATEABLE VALUE**

Council Tax Band "D". Information taken from the Valuation Office Agency website.

**TENURE**

FREEHOLD.

**PRICE**

Offers in Excess of £450,000 to include furnishings, fittings and equipment as per inventory to be prepared.



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