



33 Franchise Street, Weymouth – DT4 8JS
£395,000



33 Franchise Street

Weymouth

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Private landscaped garden
- Bi-fold doors to garden
- Modern kitchen with integrated appliances
- Open plan living and dining area
- Elegant herringbone wood flooring
- Cosy fireplace with exposed brickwork
- Stylish modern bathroom with walk-in shower
- Abundant natural light throughout





Property Entrance

An attractive wooden front door opens into a light and airy entrance with exposed wooden floor boards, dado rails and stairs that lead to the first floor landing. The space opens into the open plan reception room.

Living/Dining

23' 4" x 10' 2" (7.10m x 3.10m)

A spacious dual aspect reception room serving both the dining area and living room with the spaces flowing seamlessly with one and other via an opening. The cosy living room features a log burner sat within a chimney stack with an exposed brick fireplace surround, wooden floor boards continue into the dining room and a large opening enters into the dining area. A light filled room with a double glazed door onto the rear garden, an opening into the kitchen, two doors open into under stair storage spaces and a chimney breast creates a central focal point.

Kitchen

10' 2" x 7' 7" (3.10m x 2.30m)

A beautifully presented side aspect kitchen with a range of both eye and base level units, all presented to an immaculate standard, a sash window looks onto the garden and a wooden door provides access on to the garden patio. The room features wooden countertops with a stainless one and a half bowl sink, space for white goods & oven under counter, a cupboard houses the Viessmann combination boiler and a door opens into bedroom three.



Bedroom 3

8' 10" x 7' 7" (2.70m x 2.30m)

A dual, rear and side, aspect ground floor bedroom with a double glazed window onto the rear garden, a stylish feature radiator and space for free standing units.



Shower Room

10' 6" x 7' 10" (3.20m x 2.40m)

A rear aspect immaculately presented shower room featuring a walk in shower with both handheld and rainfall attachments, a low level W/C and hand wash basin unit with incorporated storage surrounding, an obscured rear aspect double glazed sash window floods the room with natural light. A cupboard to the rear provides storage and a useful space for a washer/ dryer.

Master Bedroom

13' 9" x 10' 2" (4.20m x 3.10m)

A spacious front aspect double bedroom with a sash window, two built in wardrobes are positioned both sides of the chimney stack with a charming feature fireplace and wooden surround.

Bedroom 2

13' 9" x 10' 2" (4.20m x 3.10m)

A spacious front aspect double bedroom with a sash window, two built in wardrobes are positioned both sides of the chimney stack with a charming feature fireplace and wooden surround.





REAR GARDEN

A sun trap rear garden benefits from a range of mature shrubbery and planters and includes a pergola to the rear. The space is fully fenced and brick wall enclosed with doors opening into the kitchen and the dining area.



GROUND FLOOR



1ST FLOOR



WEYMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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