



23 Abbotsbury Road, Weymouth - DT4 0AD
£365,000



23 Abbotsbury Road

Weymouth

Exceptional eight-bedroom HMO in Weymouth, generating over £40,000 annual income. Well-maintained, spacious, with modern communal areas. Prime location near town centre and beach.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- High yield eight bedroom house of multiple occupancy
- Fantastic investment purchase
- Registered as HMO
- Annual income in excess of £40,000
- Communal kitchen, dining room and utility room
- Attractive semi detached facade and gardens to front and rear
- Mainly double glazed with gas central heating
- Presented to a decent standard throughout
- Highly sought after location
- Walking distance to Weymouth town, beach and harbourside



Front Entrance

Double glazed door leading to inner lobby, attractive floor tiling, further glazed door.

Hallway

Radiator, under stairs storage cupboard, door to stairway, door to;

Dining Room

10' 6" x 9' 6" (3.20m x 2.90m)

Side aspect double glazed window, space and plumbing for washing machine, two radiators, archway leading to;

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Fitted with a range of eye and base level units, stainless steel sink unit, mixer tap, 4 ring hob, oven and extractor fan, part tiled walls, space for fridge and freezer, double glazed door to rear garden, door to;

Room 1

16' 5" x 11' 2" (5.00m x 3.40m)

Front aspect room, bay window, double glazed windows, two radiators.

Room 3

11' 10" x 9' 10" (3.60m x 3.00m)

Rear aspect room, double glazed window, radiator.

Kitchen

Reception

Utility Room

9' 10" x 8' 2" (3.00m x 2.50m)

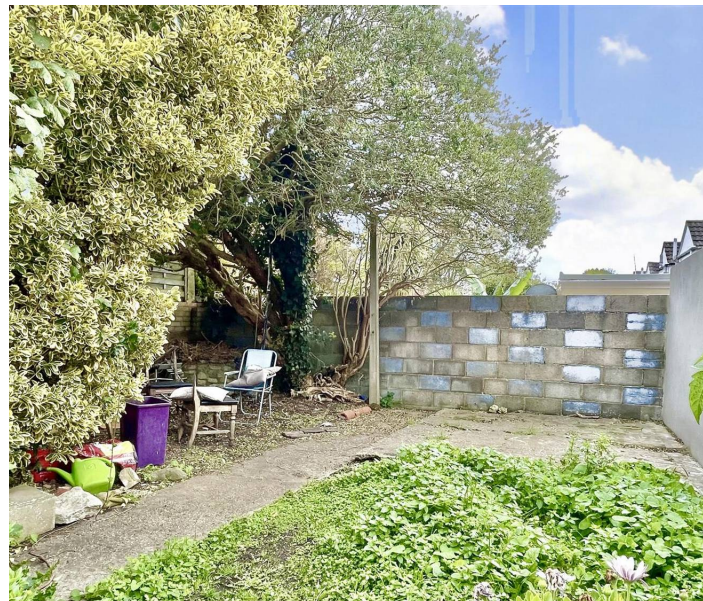
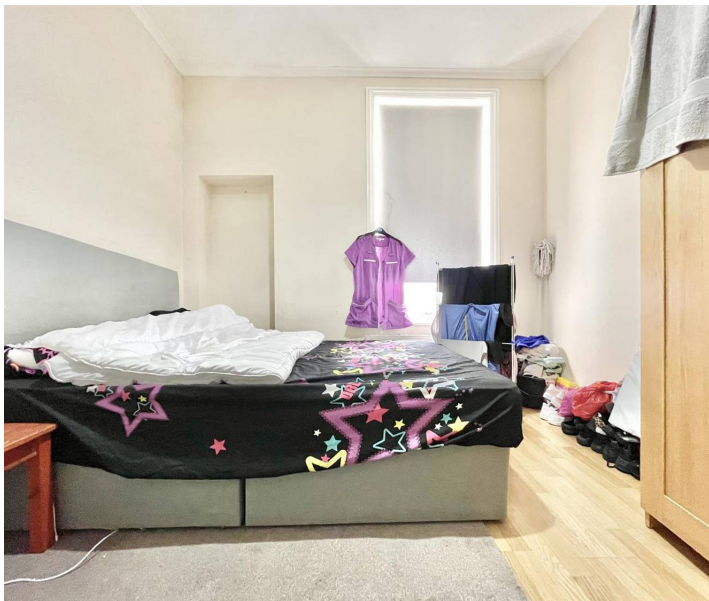
Fitted with eye and base level units, stainless steel sink unit with mixer tap, plenty of space for white goods, side aspect double glazed window, column radiator.

Room 4

9' 6" x 8' 10" (2.90m x 2.70m)

Side aspect room, double radiator

Shower Room





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Double glazed door leading to inner lobby, attractive floor tiling, further glazed door.

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Radiator, under stairs storage cupboard, door to stairway, door to;

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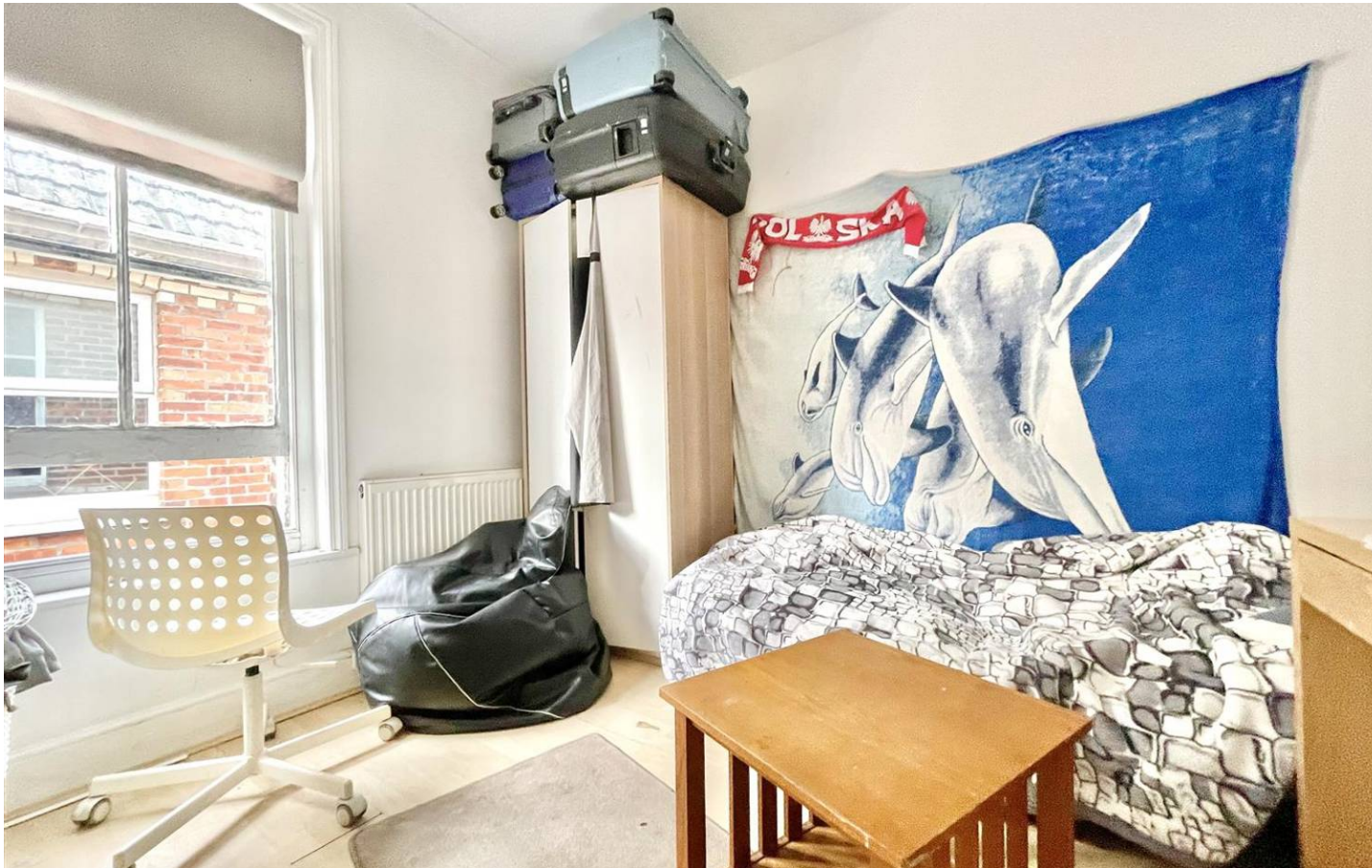
Room 4

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Shower Room





REAR GARDEN

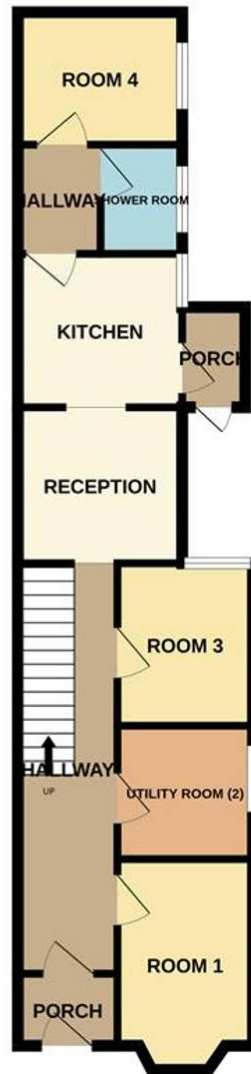
Rear courtyard garden

FRONT GARDEN

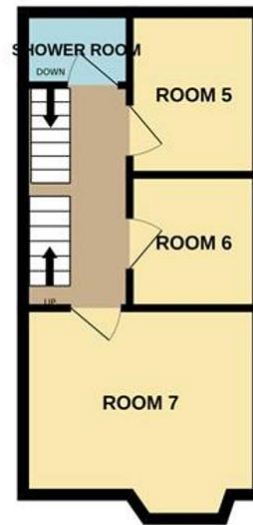
low wall enclosed front garden with path to UPVC front door



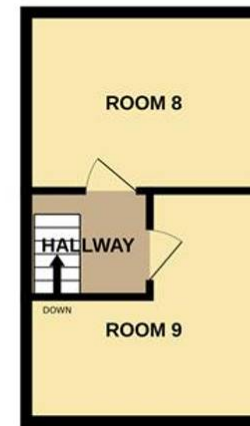
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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