



Nothe Parade | Weymouth | Dorset | DT4 8TX

Offers Over £530,000

BEAUMONT  JONES

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This well presented harbourside residence sits proudly on Nothe Parade overlooking Weymouth's picturesque harbour. This charming Grade II Listed cottage would make an ideal second home or investment being in a quieter spot along Weymouth's bustling working harbour. Accommodation spans over three floors with three bedrooms (master en-suite), modern bathroom, first floor sitting room with superb & far reaching views over the harbour. Externally there is a generous sized rear courtyard.

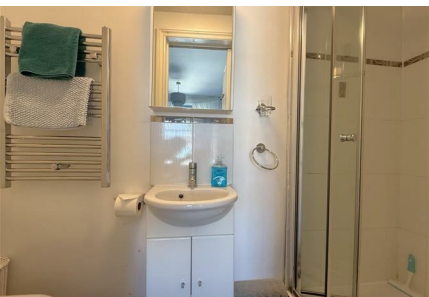
- Charming Harbourside Cottage
- Quieter Section of the Harbourfront
- Ideal Second Home/Investment
- Exceptional Views of the Harbour Towards the Town Bridge
- Three Bedrooms
- Generous Sized Private Courtyard

Accommodation

Entrance to the property is via the front door, opening into the welcoming hallway which leads and opens up into the dining room. This spacious reception room easily accommodates a dining area with a light rear aspect window, being adjacent to the kitchen - this is an ideal layout for families and entertaining. The kitchen offers a range of wall and base units providing ample storage, there is a built-in dishwasher, gas hob, oven and microwave along with space and plumbing for a washing machine. The kitchen enjoys a light double aspect and door opening into the



Rarely Available
Harbourfront
position



spacious courtyard garden.

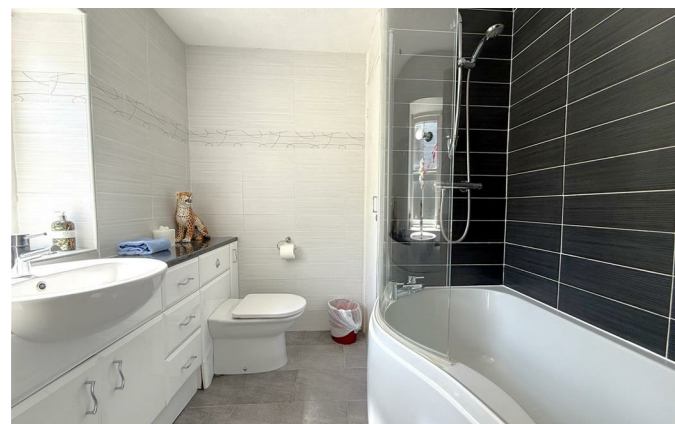
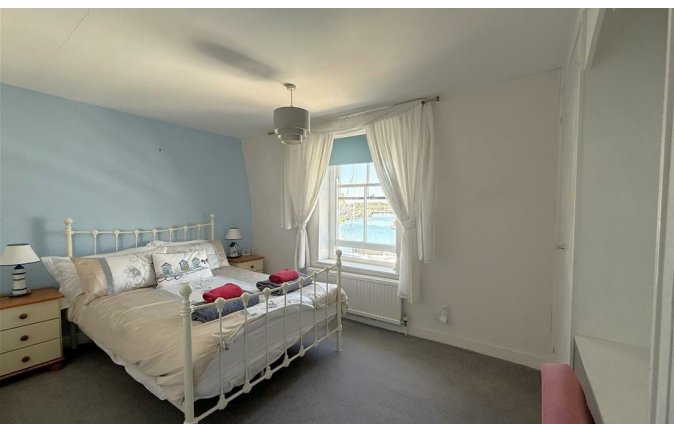
Returning to the hallway, bedroom three is located to the front of the house and offers a convenient downstairs bedroom, this is a good sized double bedroom with front aspect window offering front line views of the harbour. Returning to the open dining room, stairs rise (with a storage cupboard underneath) to the first floor landing with access to the following rooms. The upstairs sitting room is a generous size with tempting bay window offering exceptional views over the harbour towards Weymouth Town Bridge. There is plenty of space for furniture. There is also a modern bathroom on this level with rear aspect window and modern suite including; P-shaped bath with shower over, concealed cistern WC and inset wash hand basin with vanity storage underneath. To the rear of the sitting room, stairs rise to the remaining second floor with doors to the following rooms. Bedroom two, is a lovely double bedroom with rear aspect window overlooking the garden. The master bedroom is a generous sized double bedroom with built-in wardrobes and inviting front aspect window offering superb elevated harbour views. The en-suite shower room offers a neutral suite with shower cubicle, low level WC and wash hand basin with vanity storage.

Outside

To the front of the property are wrought iron railings and a gate giving access to the front door. The pretty, rear walled courtyard is generous in size for this style of house. Laid to patio for ease of maintenance with planted boarder. There is a useful outside store.

Location

Located on Nothe Parade, overlooking the picturesque



Weymouth Harbourside. Just a short stroll at the end of the road is the vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. There is an excellent harbour store for everyday essentials and also stocking local produce. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently on Business Rate.

Services: - Gas central heating. Mains electric & drainage.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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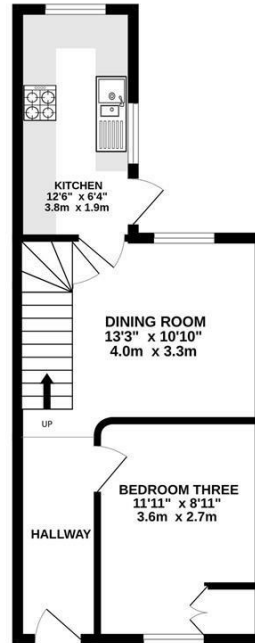
Charming Harbour
Cottage with
Superb Views



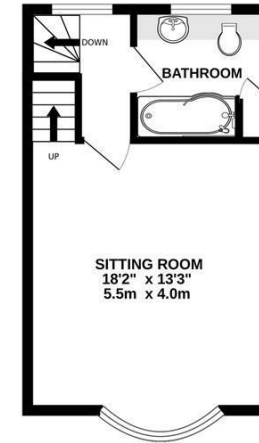


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

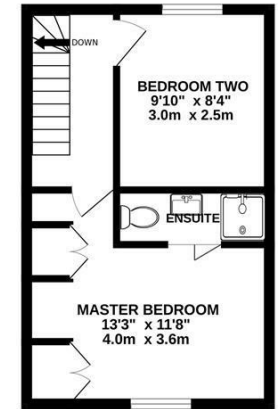
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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We value more than your property

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