



Instinct Guides You



Newberry Road, Weymouth £295,000

- Substantial Period Home
- Attractive Westerly Aspect Garden
- Extended Ground Floor
- Close To Town Centre & Newtons Cove
- Three Reception Rooms
- Bathroom & Seperate Shower Room
- Accomodation Over Three Floors
- Three Double Bedrooms



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Situated moments from the picturesque Newton's Cove and Weymouth town centre, this attractive three double bedroom EXTENDED home offers generous and versatile accommodation arranged across three floors, including a shower room, separate bathroom, large kitchen and three reception rooms. Outside, it boasts an attractive westerly-aspect garden.

The ground floor offers a welcoming living area, a separate dining room and a kitchen/lounge space, creating a flexible layout suited to modern living while retaining plenty of character and charm. The sitting room is a generous size and enjoys a large bay window, beautifully illuminating the space. The dining room adjacent offers excellent versatility.

The hub of the home is the spacious kitchen/living room at the rear. A well-considered extension creates a modern, bright social space with direct access to the garden and courtyard. A cloakroom completes the ground floor perfectly.

Upstairs, the bedrooms provide comfortable accommodation, complemented by the bathroom and additional shower room, offering practicality for busy households. Bedroom one is a generous size, spanning the width of the home, and bedroom two is also a good double. Stairs rise again to bedroom three, offering a bright room with some far-reaching views.

The property also benefits from a delightful westerly-facing rear garden, providing an inviting outdoor space. It is finished with low-maintenance living in mind, with brick-paved seating areas and green borders.

One of the property's key attractions is its location. Newton's Cove, with its beautiful coastal scenery and access to Weymouth's stunning waterfront, is close by, while the town centre offers a wide range of shops, cafés, restaurants and everyday amenities. Weymouth's sandy beach, picturesque harbour and wider coastal walks are also within easy reach.



Sitting Room 11'10" + bay x 10'11" max (3.63 + bay x 3.33 max)

Dining Room 11'8" x 9'1" (3.56 x 2.77)

W.C 3'2" x 2'10" (0.98 x 0.87)

Kitchen 21'9" max x 12'2" max (6.63 max x 3.73 max)

Bedroom One 14'5" x 11'11" (4.40 x 3.64)

Bedroom Two 11'8" x 9'0" (3.57 x 2.76)

Bedroom Three 12'7" max x 11'1" max (3.85 max x 3.40 max)

Shower Room 7'5" max x 4'2" max (2.28 max x 1.28 max)

Bathroom 11'4" max x 8'0" max (3.47 max x 2.45 max)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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