



DIRECT



MOVES



## Abbotsbury Road , Weymouth DT4 0AD

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

**£365,000 Freehold**





### **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**

10'5" x 9'6"

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

### **Kitchen**

9'10" x 9'10"

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;

### **Inner Lobby**

leading to;



### Shower Room

6'2" x 4'11"

Fully enclosed shower unit, pedestal wash hand basin, low level WC, towel rail, side aspect double glazed window, extractor fan.

### Room One

16'4" x 11'1"

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

### Room Two (utility room)

9'10" x 8'2"

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 Three

11'9" x 9'10"

Rear aspect room, double glazed window, radiator.

### Room Four

9'6" x 8'10"

Side aspect room, double radiator

### First floor landing

Staircase from ground floor, storage cupboard.

### Shower Room

5'10" x 4'7"

Suite comprising enclosed shower unit, pedestal wash hand basin, low level WC, towel rail, rear aspect double glazed frosted window.

### Room Five

11'9" x 9'10"

Rear aspect room, double glazed window.

### Room Six

10'2" x 9'10"

Side aspect room, sash window, radiator.

### Room Seven

15'8" x 15'5"

Front aspect room, bay window with sash windows, radiator.

### Second floor landing

Skylight, radiator, storage cupboard.

### Room Eight

12'5" x 9'2"

Side aspect room, double glazed window, radiator, eaves cupboard

### Room Nine

Rear aspect room double glazed window, wash hand basin with cupboard beneath, radiator.

### Outside Front

Gravel and pathway to the front, with pathway to the front door, space for bins, low brick wall, and gated side access to rear.

### Rear Garden

The enclosed rear garden is of a generous size and mainly paved, with outside tap, and gated side access.



Local Authority  
Council Tax Band **D**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items not appropriate 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 here are not to be treated as a guarantee as to their operation or condition and for given. Made with Metropack (2022)

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