



Hope Street | | Weymouth | DT4 8TU

Asking Price £540,000

BEAUMONT  JONES

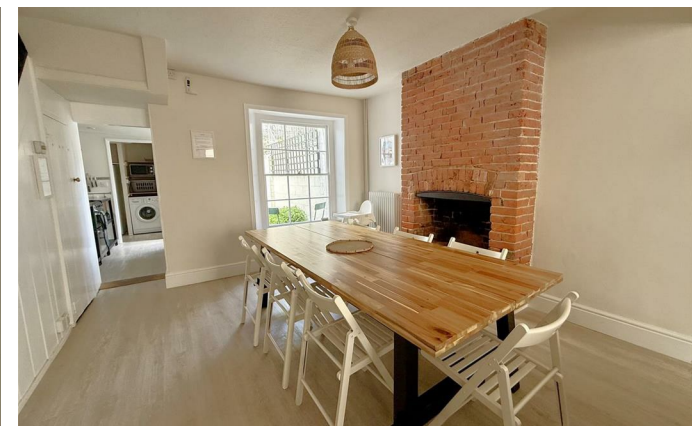
**Hope Street |
Weymouth | DT4 8TU
Asking Price £540,000**

We are delighted to bring to the market this renovated Harbour townhouse, located moments from Hope Square and Weymouth Harbour. This spacious and light property would make an ideal addition home/holiday let or permanent harbourside residence. Spacious accommodation spans over three floors with open-plan sitting/dining room, kitchen with separate utility & downstairs cloakroom. Upstairs are four double bedrooms and family bathroom. Outside there is a private courtyard and steps up to an elevated terrace.

- Four Double Bedrooms
- Spacious Downstairs Living Accommodation
- Close to Weymouth's Harbourside
- Lovely Courtyard Area

Full Description
Accommodation

This characterful residence is located in Hope Street, quietly set back from the harbour and Hope Square. Entrance to the property is via the front door into the entrance porch with a further door opening into the sitting/dining room. This spacious light room has a large front and rear aspect window and offers plenty of space for comfortable living accommodation. There is a storage cupboard under the stairs and access from the dining area into the kitchen. The kitchen is comprised of modern industrial style units offering



Perfectly
Positioned
Between Hope
Square &
Weymouth Harbour



plenty of storage with stainless steel worktops. There is a side aspect window overlooking the rear courtyard. The kitchen extends to the rear offering a pantry/utility space (currently housing a fridge/freezer & washing machine) and door to a downstairs WC. Side door from the kitchen opens to a pretty courtyard garden.

Returning to the open plan sitting/dining room stairs rise to the first floor landing with doors opening into the following accommodation; bedroom two which is a generous double room with light front double aspect windows. Bedroom four is another double bedroom with views over the rear courtyard. The generous sized modern bathroom comprises; white suite with low level WC, wash hand basin, bath and a separate shower cubicle.

From the first floor landing, stairs rise to the second floor landing with access to the master bedroom. This room has a light front double aspect and is an excellent sized double bedroom. Bedroom three is adjacent to the master offering similar views over the courtyard garden as bedroom four.

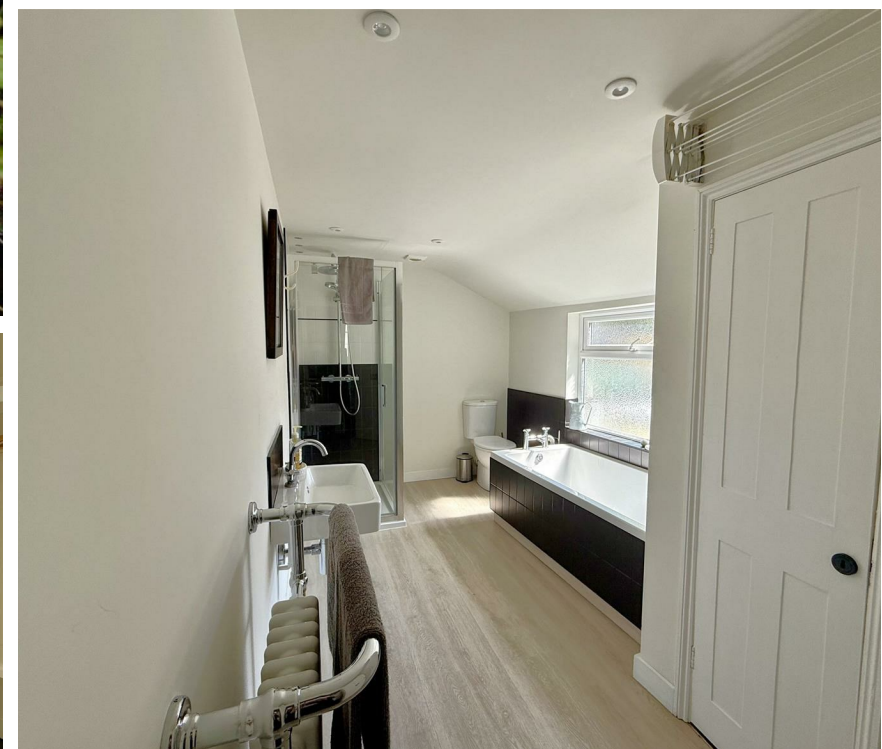
Outside

The rear walled courtyard garden offers an inviting space for entertaining. There is space for a patio table and chairs and a staircase leading to a raised seating area - the perfect spot to enjoy the last of the evening sunshine. There is a brick built shed for storage.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and





pubs. 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 main beach is just a short walk from the property and enjoys an award winning sandy beach adjacent to the town centre which benefits from a good variety of shops.

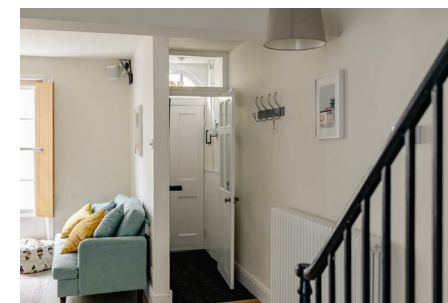
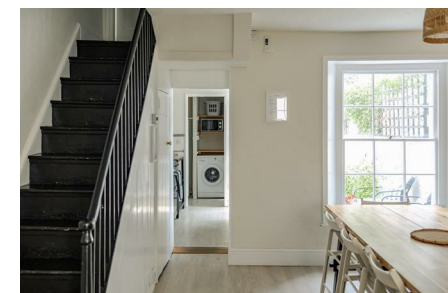
Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently on Business Rates but previously Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - 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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Characterful Four Double Bedroom Townhouse

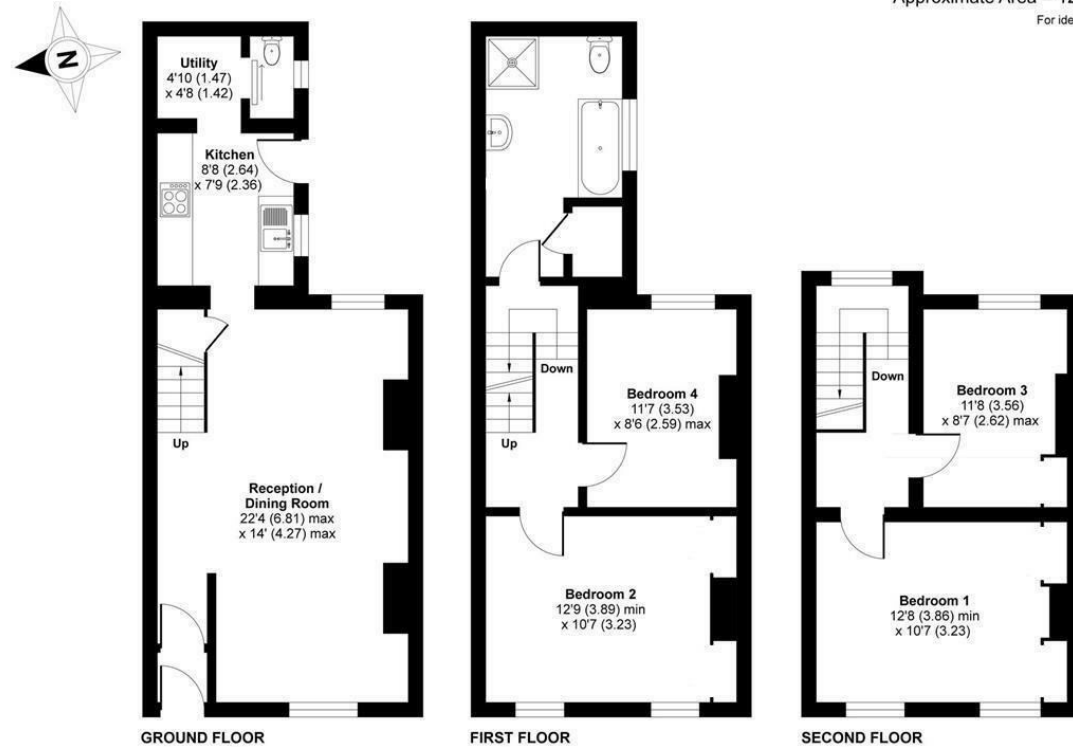




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Hope Street , Weymouth

Approximate Area = 1201 sq ft / 112 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2020. Produced for Avenue Sales and Lettings. REF: 647030

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We value more than your property