



Instinct Guides You



## Newberry Road, Weymouth £330,000

- Beautifully Presented
- Period Home
- Double Garage
- Moments From Newtons Cove
- Three Reception Rooms
- Three Double Bedrooms
- Attic Space
- Popular Location



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Set in a highly sought after position close to Weymouth's picturesque harbourside, this charming period three double bedroom home offers generous living space, a spacious DOUBLE GARAGE and an additional attic, together with attractive interiors and modern touches that complement its character. The location places the coast, shops and local amenities within easy reach, enhancing its appeal for those seeking convenience with a coastal setting.

The front door opens into an entrance hall with original-style detailing and access to the main living areas. The lounge sits to the front with a wide bay window filling the room with natural light, while the adjacent dining room provides an ideal second reception space. Beyond this, the breakfast room links neatly to the kitchen, which offers worktop and storage space, rear garden access and a pleasant outlook over the courtyard-style garden and cloakroom.

The first floor offers three comfortable double bedrooms, with the principal positioned at the front and featuring its own bay window. The family bathroom is also set on this floor, fitted with a contemporary suite including a large walk in shower unit, vanity basin and WC, presented in a modern, stylish finish. A further bedroom sits to the rear, enjoying a bright aspect.

A separate paddle staircase leads to the attic, providing excellent additional supplementary storage and floor space. Outside, rear access leads to an impressive double garage with electric door, offering superb storage or workshop potential with a small courtyard area.

The home's enviable positioning allows for close proximity to Weymouth's most loved attractions including Newton's Cove, Weymouth Harbour/Town Centre and all of the vast amenities it encompasses.

Agents Notes - The garage is accessed via a lane at the rear, due to the width and approach of the lane it may restrict some vehicles from accessing the garage.

Lounge 11'2" + bay x 11'3" (3.41 + bay x 3.43)

Dining Room 11'2" x 9'3" (3.41 x 2.84)

Breakfast Room 12'7" x 9'0" (3.86 x 2.76)

Kitchen 10'7" x 9'8" (3.23 x 2.95)

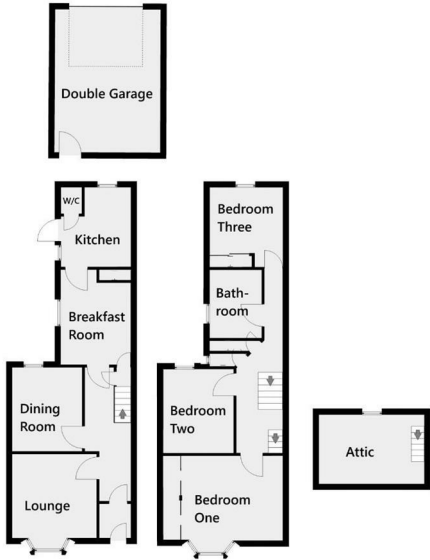
Bedroom One 13'5" plus wardrobe x 11'2" plus bay (4.1 plus wardrobe x 3.42 plus bay)

Bedroom Two 11'2" x 9'4" (3.41 x 2.86)

Bedroom Three 10'7" max x 9'1" (3.25 max x 2.78)

Attic 14'0" x 9'2" (4.29 x 2.81)

Double Garage 19'2" x 15'3" (5.85 x 4.67)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.