



6 Governors Lane  
Weymouth, DT4 8BY

**Asking Price £270,000 Freehold**

 3  2  1  E

## 6 Governors Lane Weymouth, DT4 8BY

This Charming three bedroom end of terrace house located in the heart of Weymouth Town Centre, just moments from the Harbour. Full of character, the property features a unique spiral staircase, well-proportioned living space, and a sunny roof terrace- perfect for relaxing. Ideal as a main home or a holiday let in this sought-after coastal location.

### Living/ Dining Room 25'11" x 13'5" (7.9 x 4.1)

Window to front, large oak fireplace, spiral stair case leading upstairs & patio doors out to the garden and roof terrace.

### Kitchen 10'9" x 6'2" (3.3 x 1.9)

Fitted kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below fitted dishwasher, four ring gas hob and electric oven, wall mounted cupboards, space for fridge freezer

### WC 6'6" x 2'7" (2.0 x 0.8)

WC and plumbing for washing machine

### Bathroom 7'2" x 7'10" (2.2 x 2.4)

fitted with a corner panelled bath, Walk in Shower cubicle, WC and Wash hand basin

### Study 7'2" x 5'2" (2.2 x 1.6)

### Bedroom 1 11'5" x 10'9" (3.5 x 3.3)

Fitted wardrobes, window to front

### Bedroom 2 13'5" x 10'2" (4.1 x 3.1)

Fitted wardrobes

### Bedroom 3 13'5" x 11'9" (4.1 x 3.6)





### Outside

Small patio Yard with stairs leading up to the sunny roof terrace

### Parking

No parking with this property but parking permits are available to purchase through Dorset Council.

### Council Band

Band C with Dorset Council

### Flood Risk

Very low risk from rivers sea or surface water

### Construction

Traditionally built with solid walls under a pitched roof

### Phone And Broadband Signal strength and Coverage

Mobile phone signals Vodafone, O2, 3 are strong & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 18 mbps superfast 80 mbps ultrafast not available

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



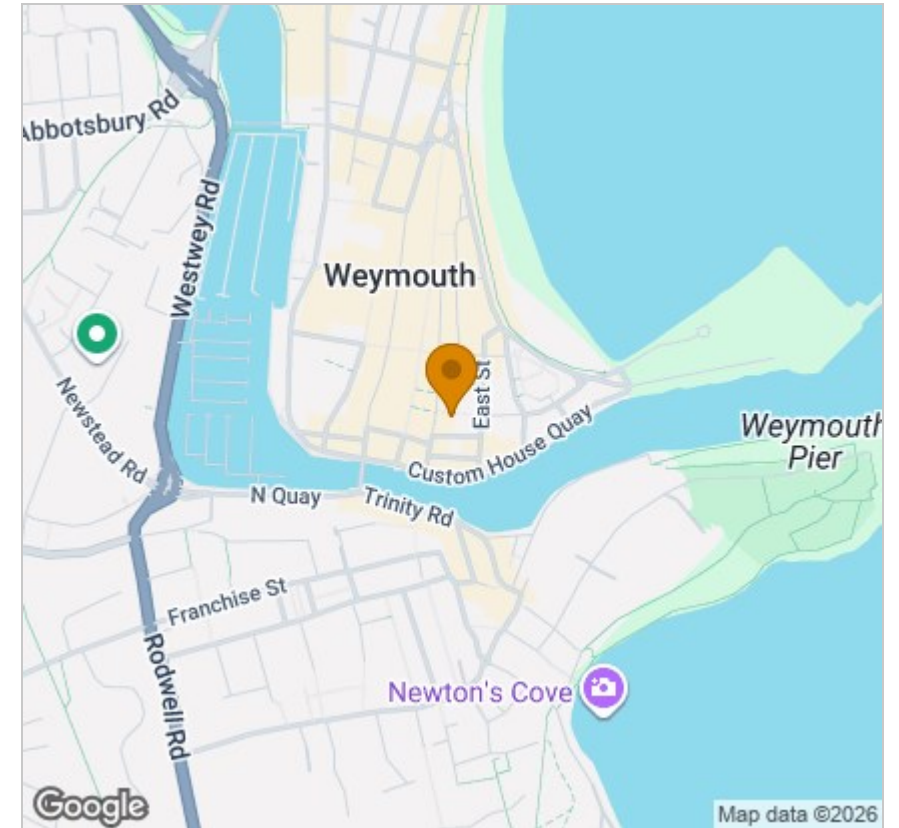
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

