Instinct Guides You

Avenue Road, Weymouth
Guide Price £330,000

- Buyers Fee Applies
- Auction Pack Available On Request
- Auction Date - Tuesday 8th December
- Bedroom with En-Suite On Ground Floor
- Great Investment Property
- Six Double Bedrooms
- Moments From Seafront And Town
- En-Suite To ALL Bedrooms
- Established Holiday Let With Excellent Income

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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

** For sale by online auction ** Pre-Auction offers considered **

Auction Date - Tuesday 8th December

Period charm meets modern comfort in this impressive and versatile home, offering excellent investment potential just moments from the many delights that draw people to Weymouth – from its elegant Georgian seafront and sandy beach to the picturesque harbour and vibrant waterside life beyond.

Beautifully presented and thoughtfully arranged, the property offers six en-suite bedrooms, making it ideal as a substantial family residence or a highly lucrative holiday rental currently generating a strong income. One of the bedrooms is conveniently located on the ground floor, perfectly complementing the generous living accommodation. The main living space features a large dining area with a box bay window, which flows seamlessly into a modern, well-equipped kitchen complete with ample storage and a large peninsula that subtly defines the two areas. A door leads through to a small utility space and a practical laundry room, while a separate lounge or snug provides an additional reception area ideal for relaxation or television.

The remaining five en-suite bedrooms are arranged across the upper two floors, each tastefully finished and designed for comfort. The home is presented to an excellent standard throughout, perfectly suited for the holiday market, with the option to include furnishings if desired.

Currently operating as a successful and well-reviewed holiday let, the property offers a rare opportunity to acquire a ready-made investment with strong returns. Offered for sale with no onward chain.

Room Dimensions

Lounge 17'5" x 11'6" (5.31 x 3.51)
Kitchen 12'2" x 11'6" (3.72 x 3.51)
Reception Room 14'6" x 8'1" (4.42 x 2.48)
Store 6'11" x 6'0" (2.12 x 1.85)
Store 6'11" x 6'11" (2.12 x 2.11)
Bedroom One 12'10" x 9'2" (3.93 x 2.81)
Bedroom Two 16'10" x 12'2" (5.14 x 3.72)
Bedroom Three 10'11" x 8'2" (3.34 x 2.51)
Bedroom Four 14'4" x 8'6" (4.37 x 2.6)
Bedroom Five 16'10" x 13'2" (5.14 x 4.03)
Bedroom Six 9'6" x 8'4" (2.9 x 2.56)

Agents Notes

The vendor informs us that the property is currently incoming approximately £52,000 per annum for the last year from April until April with currently £39,000 with booking and pre bookings until the end of 2026 currently form holiday let with future bookings.

Auction Notes

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability.

Avenue Road. DT4.

Approx. Gross Internal Floor Area 1919 sq. ft / 178.38 sq. m
Whilst every attempt has been made to ensure the accuracy of this floor plan
All measurements are approximate and for display purposes only.
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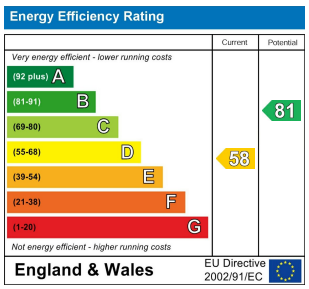

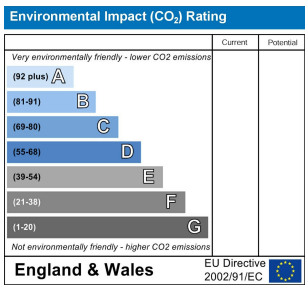

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks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