



13 William Street
Weymouth, DT4 7HG

Asking Price £260,000 Freehold

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This is a deceptively spacious mid-terrace property ideal for families, first-time buyers, or those seeking a second home by the coast. A well presented 3 bedroom home with loft room and enclosed rear garden. Situated within a short stroll of Weymouth's award-winning beach, allowing residents to enjoy the stunning seaside views and vibrant local culture as well as being close by to Weymouth train station, which is a mainline to London Waterloo.

Entrance Vestibule

Tiles floor entrance with internal door into the hallway.

Living Room

10'7" x 11'11" (3.24 x 3.65)

Front aspect UPVC double glazed window, feature fireplace with open coal fire, door access from the hallway and opening into the dining area

Dining Area

Door from the hallway and opening into living room, rear single patio door giving access to the rear garden

Kitchen

11'6" x 7'1" (3.52 x 2.16)

Galley kitchen with ample eye and base level cupboard and drawers, worktop space with stainless steel sink and drainer, Space for freestanding cooker with built in extractor above, side aspect UPVC double glazed window, external door to the rear garden which is currently not in use, access to the utility room

Utility Room

Side aspect UPVC double glazed window, worktop with under counter space for domestic appliances, closest double doors to a WC, external door to the rear garden

Bedroom 1

15'4" max x 10'7" max (4.68 max x 3.24 max)

Spacious double bedroom with 2 front aspect UPVC double glazed windows

Bedroom 2

9'7" x 10'9" (2.94 x 3.28)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 3

9'10" x 7'3" (3.0 x 2.22)

Double bedroom with rear aspect UPVC double glazed window

Loft Room

15'4" x 11'1" (4.68 x 3.39)

Steep stairs access, 2 large skylight windows, restricted head height and access into eaves storage.

(Current owners currently utilise this room as a bedroom but planning consent hasn't been given for this use.)

Bathroom

Partially tiled with side aspect UPVC double glazed window, bath tub with shower over head, WC, heated towel rail, cupboard housing for the boiler and wash hand basin.





Outside
Enclosed rear garden with raised lawn area and sleeper boarders, patio for the remainder with a timber pergola and storage shed

Council Tax
Band B

Other Information
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard - 17 mbps
Superfast - 80 mbps
Ultrafast - 1000 mbps

Flood Risk
Rivers & Seas Very Low
Surface Water High

Services
The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer
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