



Instinct Guides You



James Street, Weymouth £220,000

- No Onward Chain
- Three Bedroom House
- Two Reception Rooms
- Low Maintenance Garden
- Moments From Harbour
- Close To Amenities & Bus Route



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offered with NO ONWARD CHAIN, located moments from the harbour, this character terraced home offers three bedrooms, two reception rooms, a low maintenance garden and period features throughout. The property combines traditional proportions with practical living space, making it well suited to a range of buyers seeking a home near the coast.

Stepping inside the hall connects the reception rooms and provides access to the first floor. The lounge, positioned at the front of the property features a bay, also a fire place that provides a focal point to the room. From here, a door leads through to the dining room, which sits centrally and has ample space for furniture. Beyond the dining room is the kitchen, arranged in a galley style and fitted with a range of units, work surfaces and integrated appliances. A door from the kitchen provides access to the rear courtyard. To the rear of the ground floor is the bathroom, fitted with a bath, and wash basin with a separate WC located adjacent.

Upstairs, the first floor comprises three bedrooms. Bedroom One is a generous double situated at the front of the property and features built in storage. The second bedroom is a comfortable double overlooking the rear, while the third bedroom is a generous single.

Outside, the enclosed courtyard provides a low maintenance outdoor space with room for seating and potted plants, bordered by brick walls and fencing.



Room Dimensions

Lounge 11'11"+bay x 10'4" (3.65+bay x 3.17)

Dining Room 14'6" max x 13'10"<5'1" (4.43 max x 4.24<1.57)

Kitchen 10'9" max x 6'0" max (3.28 max x 1.84 max)

Bedroom One 14'11" x 14'10" into bay (4.56 x 4.53 into bay)

Bedroom Two 9'5" max x 7'8" max (2.89 max x 2.34 max)

Bedroom Three 13'0"<9'4" x 5'11" (3.98<2.87 x 1.81m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.