



# Outstanding Period Property incorporating a Self contained Studio

**£325,000** Freehold

**SSTC**

Outstanding 4/5 BEDROOM PERIOD PROPERTY laid out over THREE LEVELS. This substantial property offers fantastic, versatile living facilities, as well as incorporating a SELF CONTAINED STUDIO/GUEST ACCOMMODATION, perfect for visitors or a family member who may wish to have independent living.

**01305 778500**  
sales@directmoves.com



## Substantial Period Home with Self contained Studio/Guest Accommodation

Located along the very popular Dorchester Road, the property is in a great location, close to amenities such as convenience stores and Doctors surgery as well as an easy BUS ROUTE and DRIVE to WEYMOUTH town centre and beaches. Weymouth is a beautiful seaside town offering AWARD WINNING BEACHES as well as stunning coastal walks along the famous JURASSIC COAST. Its beautiful harbour offers a fantastic range of restaurants and cafe's as well as boutique art shops and Museum. In 2012 it was host to London 2012 Olympic sailing events, along with neighbouring Portland. As a result, the town has benefited from improved transport links, including a bypass and a network of cycle paths.

### Entrance

Front door to:-

### Porch

Cupboard housing gas meter, door to:-

### Hallway

Cupboard housing electric, meter, radiator, thermostat, dado rail

### Lounge

- 3.35m x 4.27m (- 11' x 14' )

Front aspect room with double glazed bay window, picture rail. boarded fire place with wooden mantle surround, radiator.

### Dining room

- 3.66m x 3.05m (- 12' x 10' )

Rear aspect room with double glazed window, boarded fireplace

### Kitchen

- 2.74m x 5.79m (- 9' x 19' )

Side aspect double glazed window, Modern fitted Ikea kitchen with a range of eye and base level high gloss units with wood finish work surfaces, butler style sink with mixer tap, Stoves Range Cooker with 7 ring hob, two ovens, grill and plate warmer, Stoves extractor fan, integrated fridge, freezer and washing machine, integrated microwave, under stairs storage cupboard, radiator, sliding patio doors to outside patio area

### Utility room

- 1.83m x 1.22m (- 6' x 4' )

Rear aspect room with space and plumbing for washing machine, shelving, tiled floor, door to:-

### Cloakroom

Low-level WC, small rear window

### Stairway to half landing

### Bedroom 1

- 2.74m x 4.88m (- 9' x 16' )

Double aspect room with a rear aspect double glazed window over looking the garden, side aspect double glazed window with frosted glass, double wardrobe with mirrored sliding doors.

### En-suite

Suite comprising low-level WC, fully tiled and enclosed shower unit with glazed door, wash hand basin with mixer tap with cupboard underneath, side aspect double glazed window

### First Floor Landing

With wooden balustrade, door to:-

### Guest Accommodation/Self Contained Studio

### Bedroom 2

- 3.66m x 3.05m (- 12' x 10' )

Rear aspect room with a double glazed window overlooking the garden,



fitted double wardrobe with concertina door

### En-suite

Suite comprising of low-level WC, pedestal wash hand basin, fully tiled enclosed shower unit, shaver point, concertina door

### Lounge/Bedroom 5

- 4.57m x 3.05m (- 15' x 10' )

Front aspect room with double glazed bay window, radiator, picture rail

### Kitchenette

Front aspect room with a double glazed window, modern fitted with a range of eye and base level units, 4 ring hob, oven, space for fridge freezer, sink unit with mixer tap, part tiled, picture rail

### Hallway

Cupboard housing low-level WC and under stairs storage cupboard

### Stairway to 2nd Floor

Via glazed door on first floor landing

### Bedroom 3

- 3.96m x 2.74m (- 13' x 9' )

Front aspect room with eaves ceilings, eaves storage area. radiator

### Bedroom 4

- 3.66m x 2.44m (- 12' x 8' )

Rear aspect room with eaves ceiling, Velux window.

### En-suite

Low-level WC, wash hand basin, fully tiled and enclosed shower unit with concertina door

### Outside

The rear is mainly laid to lawn with walls and pedestrian rear access, patio area to the side, timber shed





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.