



## Well presented property, close to Weymouth Harbour and town centre.

**£220,000** Freehold

WELL PRESENTED TWO BEDROOM home, with CHARACTER FEATURES, within a short walk of WEYMOUTH town and harbour. Including TWO RECEPTIONS, CONSERVATORY, UPSTAIRS BATHROOM and CLOAKROOM There is a GARDEN to the rear and has GENEROUS rooms sizes with period features and character fireplaces.. NO CHAIN.

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## Lovely TWO bedroom property with CHARACTER FEATURES THROUGHOUT

Located close to the idyllic location of WEYMOUTH HARBOUR and just a few minutes walk from the town centre. The property is a perfect location to enjoy the town and harbours fantastic facilities such as its many harbourside restaurants and pubs, yacht sailing club, as well as its fishmongers and boutique shops. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a

### Hallway

Wooden floor, radiator, stairs to first floor

### Sitting room

- 4.42m x 5.38m (- 14' 6" x 17' 8")

Attractive tiled open fire place with surround, radiator, picture railing, BT point, wooden floor boards.

### Dining Room

- 3.3m x 4.52m (- 10' 10" x 14' 10")

Rear aspect room, tiled open fireplace with surround and heath, wood floor, radiator and picture railing.

### Kitchen

- 4.52m x 2.13m (- 14' 10" x 7' )

A range of cupboards with work surfaces over, space for fridge, space for dish washer, larder unit, tiled walls, side aspect double glazed window, sink unit, shelving, understairs storage cupboard, door to:- -

### Conservatory

- 4.72m x 2.39m (- 15' 6" x 7' 10")

Door to rear, power points, rear aspect double glazed window, door into separate WC with low-level WC and plumbing for washing machine

### Landing

Built in cupboard

### Bathroom

Suite comprising of panel enclosed bath, low level WC, radiator, part tiled walls, pedal wash hand basin, wood flooring, glow worm boiler, side aspect double glazed frosted window.

### Bedroom 1

- 3.05m x 2.74m (- 10' x 9' )

Front aspect room with double glazed bay window, attractive fire place, wood flooring, radiator.

### Bedroom 2

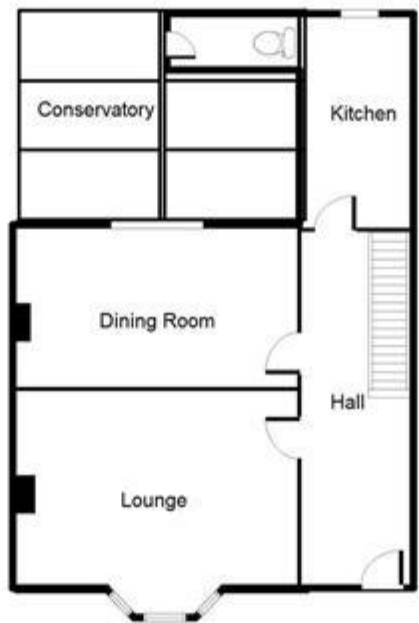
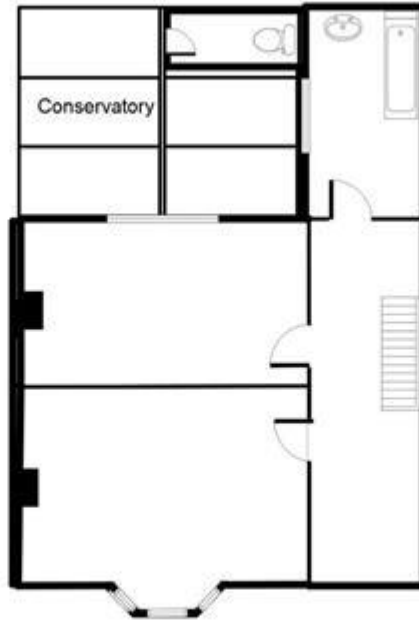
- 4.57m x 3.66m (- 15' x 12' )

Rear aspect room with double glazed window, feature fireplace, wood floor, radiator.

### Outside

Rear garden with workshop, lawn, patio and flower bed





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.