



Westham Road
Weymouth, DT4 8NP

£975 PCM



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- Long Term Let
- Available Now
- Available Part Furnished or Unfurnished
- Private Roof Terrace
- Private Entrance
- Town Centre Location
- Moments from Weymouth Beach
- Spread Over Two Floors
- Spacious Accommodation Throughout
- EPC = C





This charming two-storey maisonette on Westham Road presents an excellent opportunity for those looking to be just seconds away from the award-winning Weymouth beach.

On the first floor of the property you will find a well sized reception room, with two large windows providing plenty of natural light. In addition to the gas central heating the room benefits from a flame effect heater which creates a snug and cosy atmosphere during the colder months.

Opposite the reception room is a generous kitchen, boasting a range of wall and base units, integrated cooker and hob. There is room for under

counter fridge and freezer, with a small connecting porch to the terrace leaving connections for a washer dryer.

The private rooftop terrace allows you to enjoy the sunshine and salty sea air from the comfort of your own home.

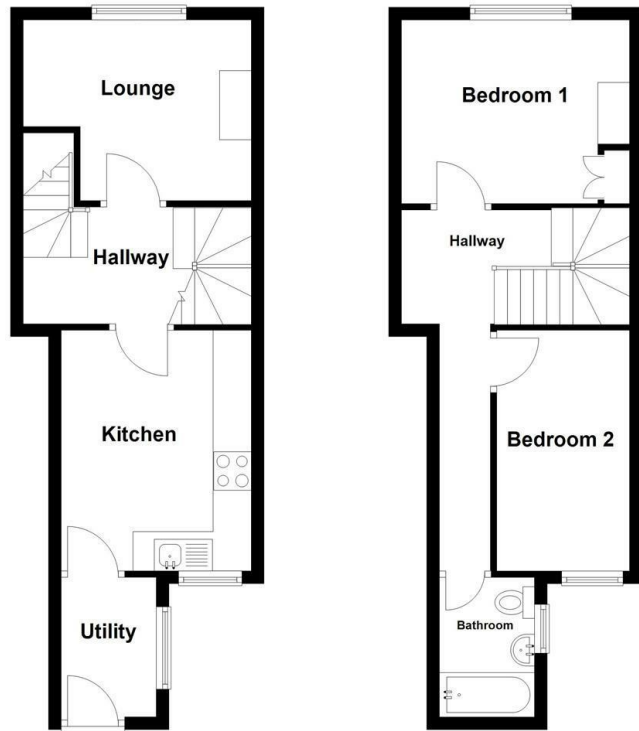
Ascending to the first floor you'll find the primary bedroom to the front of the building. This double bedroom benefits from a fitted double wardrobe, as well as two large windows to give a bright and airy feeling.

The second bedroom is currently set out as a single room however it can accommodate a double bed, or alternatively it would be a perfect office space for those needing to work from home.

Completing the property is the family bathroom, comprised of modern p-shape bath, overhead shower, close coupled WC and pedestal wash hand basin.

Transport links are a particular highlight, with Weymouth station a level walk away, providing direct connections to London ideal for commuters and those wishing to explore further afield.

The properties central location means you are never far from local amenities, shops, and eateries, making it a perfect choice for anyone looking to immerse themselves in the vibrant community of Weymouth. Additionally, the local transport links provide easy access to surrounding areas, enhancing the appeal for commuters or those wishing to explore the beautiful coastline via bus. Available part furnished or unfurnished



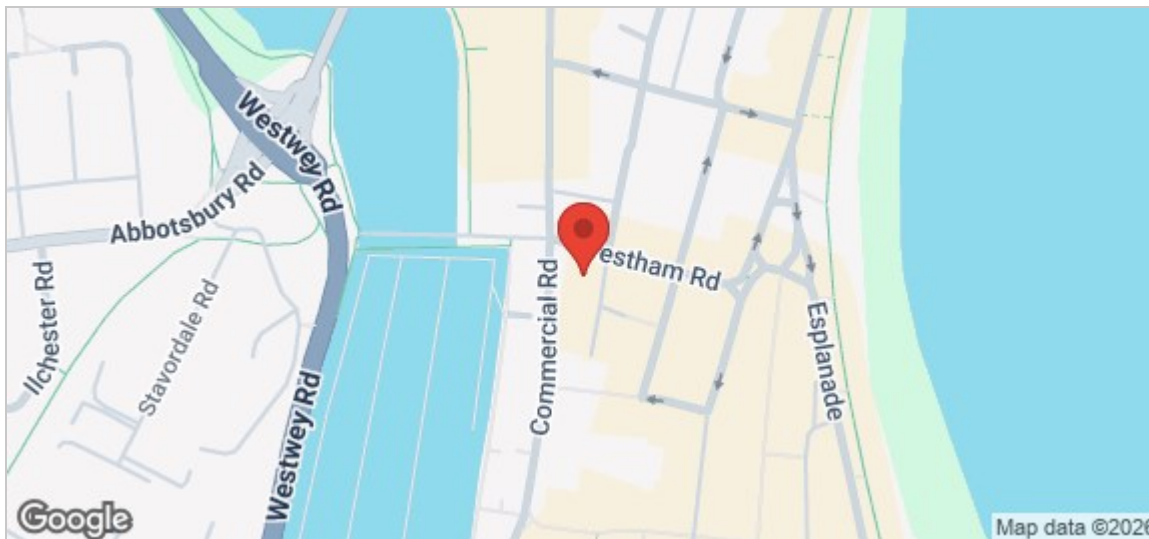
Living Room
12'9" max x 11'9" max (3.9 max x 3.6 max)

Kitchen
12'5" x 9'10" (3.8 x 3)

Bedroom One
12'5" x 11'9" (max) (3.8 x 3.6 (max))

Bedroom Two
12'5" x 6'10" (3.8 x 2.1)

Bathroom
7'2" x 4'11" (2.2 x 1.5)



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		

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		