



Instinct Guides You



Victoria Street, Weymouth Asking Price £190,000

- Two Reception Rooms
- In Need Of Some Modernisation
- Three Bedrooms
- Courtyard Garden
- Short Walk To Town Centre
- No Onward Chain
- Moments From Weymouth Beach
- Ideal Holiday Home/Let
- Close To Local Amenities
- Local Transport Links



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THREE BEDROOM terrace house located moments away from WEYMOUTH BEACH, and only a short walk to WEYMOUTH TOWN CENTRE and MARINA offered with NO ONWARD CHAIN.

Entering through the hallway you have a light and airy living room to your left located to the front of the property with a good size dining room adjacent with a window out to the westerly courtyard allowing for plenty of sunlight in the afternoon. Moving down the hallway leads to the kitchen with spaces for undercounter appliances as well as cupboard space and worktops, access to the courtyard garden and family bathroom. The family bathroom comprises a bath and wash hand basin.

To the first floor of the property are two double bedroom and a smaller third. The main bedroom is a good size double featuring two sash windows. The second bedroom is again a good size double with a single sash window looking out to the courtyard garden, bedroom three is a comfortable single bedroom which could perfectly double up as a home office for working from home.

To the outside of the property is the westerly courtyard garden perfect for summer enjoying afternoon/evening sun.

Room Dimensions

Lounge 10'02 x 9'11 (3.10m x 3.02m)

Dining Room 9'11 x 8'06 (3.02m x 2.59m)

Kitchen 8'08 x 6'07 (2.64m x 2.01m)

Bathroom 8'07 x 5'04 (2.62m x 1.63m)

Bedroom One 13'03 x 10'02 (4.04m x 3.10m)

Bedroom Two 9'11 x 8'05 (3.02m x 2.57m)

Bedroom Three 8'09 x 6'08 (2.67m x 2.03m)

Current Council Tax Band - B



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	
	85
	48
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

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.