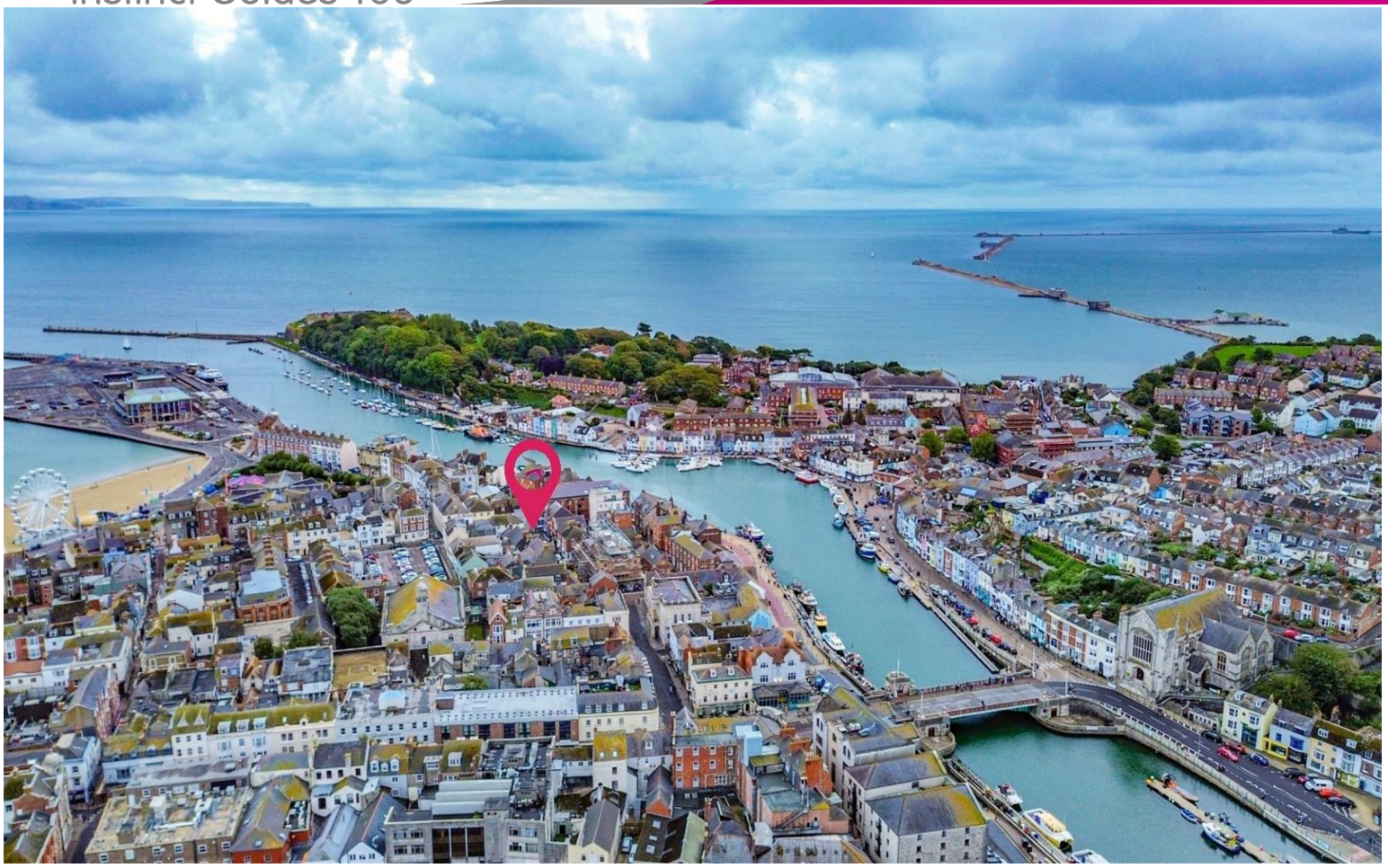
Instinct Guides You



Mitchell Street, Weymouth, Dorset DT4 8BT
£325,000

- Versatile Accommodation
- Townhouse Near Harbour
- Moments From Waters Edge
- Three Bedroom Duplex*
- One Bedroom G.F Flat*
- Two Bathrooms
- Home With Income
- Ideal Holiday Property

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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The Property Ombudsman

Set within a central and well established position close to Weymouth town centre, the harbourside and seafront, this substantial Four/Five Bedroom period property offers versatile accommodation currently arranged as a ground floor flat with a three bedroom duplex apartment above. The layout provides an excellent opportunity for multi generational living, a holiday home with income potential or a flexible lifestyle purchase, subject to the necessary consents, while enjoying easy access to local amenities, transport links and the coastline.

The ground floor accommodation is accessed independently and comprises a living room positioned to the front, featuring a fireplace that forms a focal point to the space. A kitchen area sits to the rear and has a range of modern freestanding units and work surfaces, providing practical preparation space. A bedroom is positioned on this level together with a shower room, creating a self contained arrangement that lends itself well to guest accommodation or independent use. An external courtyard area is accessed from the rear, offering an outdoor space.

The upper accommodation is arranged over two floors and is accessed via the main hallway. The first floor opens into a generous lounge and dining room, a bright and sociable space ideal for relaxing or entertaining. The kitchen breakfast room sits adjacent and is fitted with contemporary units and integrated appliances, with space for casual dining. A large bathroom with fitted double walk in shower unit, toilet and bath with access onto a small roof terrace area. Completing this level is an additional w/c and a double bedroom.

Stairs rise to the upper floor where two additional bedrooms are positioned. The principal bedroom is a spacious double room, while the remaining smaller bedroom offers flexibility for guests or home working.

The property retains period character throughout, combined with modern finishes, and its current arrangement provides an adaptable layout suited to a variety of needs. While not formally registered as separate dwellings, the existing configuration presents a compelling opportunity for those seeking a home with income potential or a coastal base with flexible living arrangements, subject to any required approvals.

Lounge 11'7" x 10'6" (3.54 x 3.22)

Bedroom 11'10" x 10'4" (3.63 x 3.17)

Kitchen Area 13'5" x 6'4" (4.09 x 1.95)

Bathroom

Lounge/Diner 14'11" x 10'5" plus bay (4.57 x 3.19 plus bay)

Kitchen/Breakfast 12'2" x 10'5" (3.71 x 3.19)

Bathroom

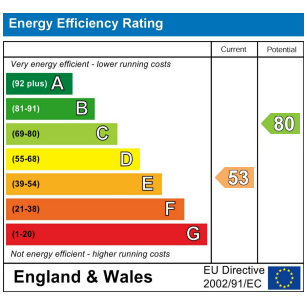
Bedroom Two 10'6" x 6'9" (3.21 x 2.08)

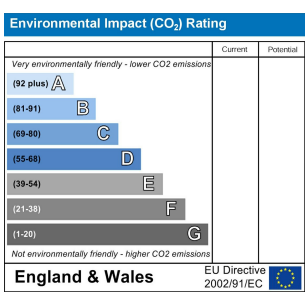
Bedroom One 13'10" some head restrictions x 12'1" (4.24 some head restrictions x 3.7)

Agents Note*
Please note the vendor informs us that there is a flying freehold over the garage with the property having a right of way through it. The townhouse does not have separate council tax or services and registered as one unit.

We recommend these details are checked by a solicitor before incurring costs.

Shower Room
Kitchen Area
Bedroom
Lounge
Bathroom
W/C
Kitchen/ Breakfast Room
Hall
Lounge/Diner
Bedroom Two
Bedroom One
Bedroom Three


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
53
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

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