



Instinct Guides You



Helen Lane, Weymouth Offers In Excess Of £240,000

- Stones Throw To Vibrant Harbourside
- Small Courtyard At Rear
- Short Walk To Beach & Seafront
- Close To A Wealth Of Amenities
- Charming Two Bedroom Cottage
- Two Double Bedrooms
- Positioned In The Heart Of Weymouth



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A Charming Two-Double Bedroom home situated just moments from Weymouth's bustling harbourside, golden beach and vibrant town centre. The home enjoys two double bedrooms and courtyard garden.

Inside, the property has a charming feel. The lounge provides a cosy and comfortable space, flowing seamlessly into a generously sized kitchen towards the rear. The kitchen offers ample cabinetry and work surfaces and enjoys character touches like a small bread oven that beautifully compliments the age of the home. A rear-aspect window bathes the room in natural light, and there's plenty of space for a dining table.

To the rear, a small hallway leads to the shower room, recently upgraded with chic splashbacks and surrounding tiles. It features a corner shower unit, pedestal wash basin, WC and heated towel rail.

Outside, the courtyard offers a private outside space large enough to offer practicality or host a small table and chairs. It offers a low maintenance perfect blank canvas.

Upstairs are two well-proportioned double bedrooms. Bedroom one, situated at the front, enjoys large windows and retains its original fireplace, adding character and warmth. The rear bedroom also offers generous space for furnishings and enjoys a peaceful outlook.

Agents comments. Helen lane is situated seconds away from the hustle and bustle of Weymouth harbour with easy access to the Nothe Fort, town centre and connecting services. The home epitomises coastal living and makes a perfect holiday home or a charming personal residence.

Room Dimensions

Living Room 13'9" x 8'9" (4.21 x 2.68)

Kitchen 11'7" x 8'7" (3.54 x 2.63)

Shower Room 10'0" max x 15'2" max (3.05 max x 4.64 max)

Bedroom One 14'10" max x 8'9" max (4.54 max x 2.67 max)

Bedroom Two 14'9" max x 8'9" (4.51 max x 2.67)



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	

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