



Instinct Guides You



Franchise Street, Weymouth £230,000

- No Onward Chain
- Beautiful Position Close To Hope Square & Harbour
- South Facing Rear Courtyard
- Currently Used As Holiday Let
- Close To Amenities
- Two Double Bedrooms



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This delightful character cottage enjoys an enviable position close to the popular Hope Square and within easy walking distance of Weymouth Harbour and the iconic Nothe Fort. Currently operating as a successful holiday let, Pixie Cottage presents an excellent opportunity for those seeking a ready-made investment or an idyllic home by the coast.

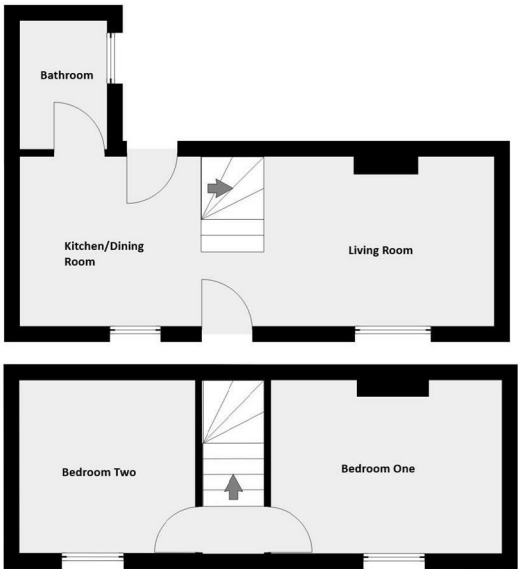
The ground floor offers a welcoming sitting room filled with natural light, featuring a front-aspect window and an attractive fireplace. The room is large enough for a range of furniture and the chimney adds a touch of character. The kitchen provides ample fitted cabinetry, a built-in gas hob and oven, and space for a small dining table. Completing the ground floor is a modern bathroom fitted with a white suite, comprising a W.C, pedestal basin, and panelled bath with shower attachment and glass screen.

Stairs rise to the first floor, where you'll find two well-proportioned double bedrooms. Both rooms enjoy front-aspect windows and charming exposed wooden floorboards, adding warmth and character.

Pixie Cottage is perfectly placed to enjoy the very best of Weymouth. Just moments away is the picturesque Harbourside and vibrant Hope Square, home to the iconic brewery building and an excellent selection of bistros, restaurants and pubs.

The beautiful Nothe Gardens are also close by, offering open green space, coastal walks and access to Newton's Cove—a peaceful spot to enjoy the sea. Weymouth's award-winning sandy beach and bustling Esplanade are a short stroll away, providing a wonderful blend of seaside leisure and town-centre convenience.

- Lounge 12'2" x 8'9" (3.71 x 2.68)
- Kitchen Diner 9'5" x 8'9" (2.88 x 2.68)
- Bedroom One 12'4" x 8'11" (3.76 x 2.74)
- Bedroom Two 9'4" x 8'11" (2.87 x 2.74)
- Bathroom 6'7" x 4'6" (2.03 x 1.38)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.