



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.



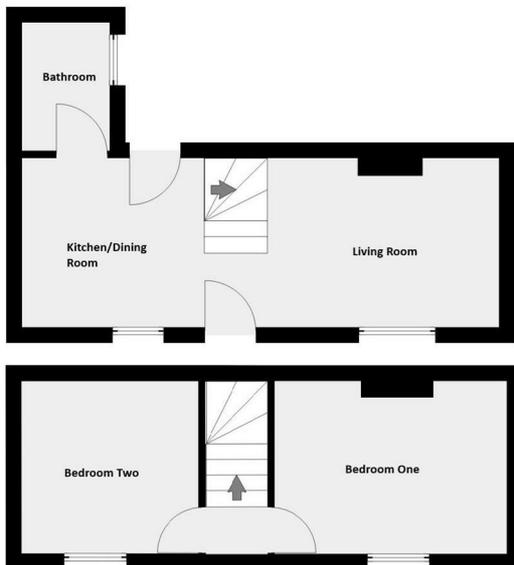
**Lounge 12'2" x 8'9" (3.71 x 2.68)**

**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		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>51</b>

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