



Instinct Guides You



## Avenue Road, Weymouth £450,000

- Moments From Seafront And Town
- En-Suite To ALL Bedrooms
- Established Holiday Let With Excellent Income
- Bedroom with En-Suite On Ground Floor
- Great Investment Property
- Six Double Bedrooms



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk

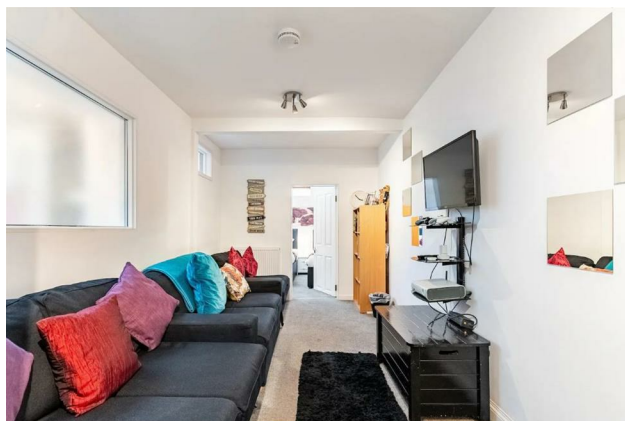


Period charm meets modern comfort in this impressive and versatile home, offering excellent investment potential just moments from the many delights that draw people to Weymouth – from its elegant Georgian seafront and sandy beach to the picturesque harbour and vibrant waterside life beyond.

Beautifully presented and thoughtfully arranged, the property offers six en-suite bedrooms, making it ideal as a substantial family residence or a highly lucrative holiday rental currently generating a strong income. One of the bedrooms is conveniently located on the ground floor, perfectly complementing the generous living accommodation. The main living space features a large dining area with a box bay window, which flows seamlessly into a modern, well-equipped kitchen complete with ample storage and a large peninsula that subtly defines the two areas. A door leads through to a small utility space and a practical laundry room, while a separate lounge or snug provides an additional reception area ideal for relaxation or television.

The remaining five en-suite bedrooms are arranged across the upper two floors, each tastefully finished and designed for comfort. The home is presented to an excellent standard throughout, perfectly suited for the holiday market, with the option to include furnishings if desired.

Currently operating as a successful and well-reviewed holiday let, the property offers a rare opportunity to acquire a ready-made investment with strong returns. Offered for sale with no onward chain.



## Room Dimensions

Lounge 17'5" x 11'6" (5.31 x 3.51)

Kitchen 12'2" x 11'6" (3.72 x 3.51)

Reception Room 14'6" x 8'1" (4.42 x 2.48)

Store 6'11" x 6'0" (2.12 x 1.85)

Store 6'11" x 6'11" (2.12 x 2.11)

Bedroom One 12'10" x 9'2" (3.93 x 2.81)

Bedroom Two 16'10" x 12'2" (5.14 x 3.72)

Bedroom Three 10'11" x 8'2" (3.34 x 2.51)

Bedroom Four 14'4" x 8'6" (4.37 x 2.6)

Bedroom Five 16'10" x 13'2" (5.14 x 4.03)

Bedroom Six 9'6" x 8'4" (2.9 x 2.56)

## Agents Notes

The vendor informs us that the property is currently incoming approximately £70,000 to £80,000 per annum average over the last few years as a large holiday let with future bookings.

Avenue Road, DT4.



Approx. Gross Internal Floor Area 1919 sq. ft / 178.35 sq. m  
Whilst every attempt has been made to ensure the accuracy of this floor plan  
All measurements are approximate and for display purposes only.  
Produced By Dolphin Media

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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.