



Instinct Guides You



Trinity Terrace, Weymouth, Dorset DT4 8JW £600,000

- Stunning Harbour Views
- Moments From Brewers Quay
- Large Detached Garage With Studio Above
- Annex Potential
- Off Road Parking
- Detached Home Above The Harbour
- Character Features
- Two/Three Reception Rooms
- Trinity Terrace
- Detached Residence



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Set within an elevated and highly regarded position along Trinity Terrace, this impressive period home enjoys stunning views across Weymouth Harbour and the surrounding townscape, generous and characterful accommodation, and the rare benefit of a large garage with a studio above offering potential for an annexe or income generating space. The property also benefits from ample parking, a notable advantage in this central location. Ideally placed for easy access to the harbour, Brewers Quay, Newtons Cove and the town centre amenities, the setting combines convenience with privacy and an outlook that is rarely found.

The main house is arranged over two storeys and is entered into a welcoming living room which immediately showcases the character of the property, with generous proportions, a feature fireplace with log burner and an attractive outlook to the front. From here, the accommodation flows through to a separate dining room which provides an excellent space for everyday family use and entertaining. The kitchen is positioned to the rear and is fitted with a range of units and work surfaces, benefitting from good natural light. A snug is located off the kitchen, offering a flexible additional reception area ideal as a sitting room or study space. A ground floor WC is positioned to the rear.

Stairs rise to the first floor where three bedrooms are arranged around the landing. Bedrooms one and two are generous doubles positioned to the front, both benefitting from bay windows which frame elevated views across Weymouth and towards the harbour. The third bedroom is positioned to the rear. The family bathroom serves this level and is fitted with a bath with shower over, wash hand basin and WC.

A particular feature of the property is the substantial garage positioned to the rear, offering excellent storage or secure parking. Above the garage is a large studio room with balcony, enjoying outstanding harbour views and presenting clear potential for use as a home office, creative space or self contained annex subject to the necessary consents.

Externally, the property benefits from a courtyard style garden area providing low maintenance outdoor space, while the elevated position of Trinity Terrace ensures far reaching views and a strong sense of place. This is a rare opportunity to acquire a character home with flexible accommodation, exceptional views and significant ancillary space within one of Weymouth's most desirable central locations.

Living Room 21'7" x 10'10" (6.59 x 3.31)

Snug 8'0" x 8'0" (2.46 x 2.46)

Dining Room 14'11" x 9'1" (4.57 x 2.79)

Kitchen 10'9" x 9'2" (3.3 x 2.8)

Bedroom One 12'7" into bay x 10'7" max (3.85 into bay x 3.23 max)

Bedroom Two 13'0" into bay x 10'8" max (3.98 into bay x 3.27 max)

Bedroom Three 9'4" x 7'6" (2.85 x 2.31)

Studio 21'0" max x 15'7" max (6.42 max x 4.76 max)

Garage 15'9" x 10'5" (4.81 x 3.18)

Balcony 15'5" x 3'4" (4.71 x 1.03)

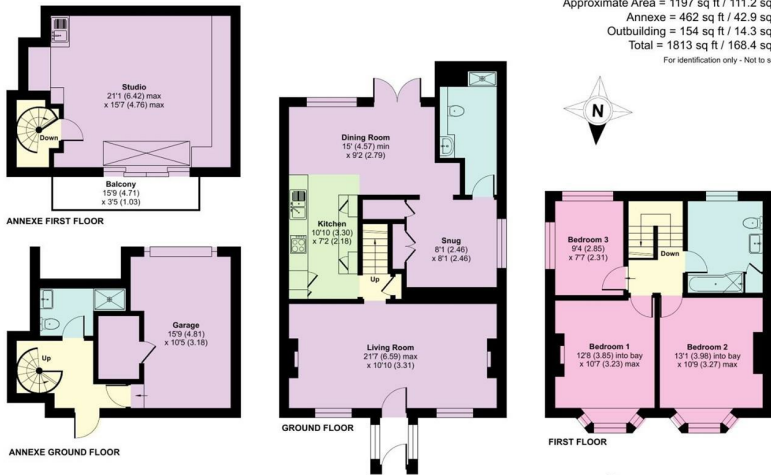




Trinity Terrace, Weymouth, DT4

Approximate Area = 1197 sq ft / 111.2 sq m
Annexe = 462 sq ft / 42.9 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1813 sq ft / 168.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2020. Produced for Wilson Tominey Ltd. REF: 1418430

Wilson Tominey
WEYMOUTH & COASTLINE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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	

