



Instinct Guides You



## Newberry Road, Weymouth £270,000

- Moments From Harbour
- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Breakfast Room Area
- Period Home
- Popular Location
- Nr Newtons Cove & Hope Square



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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.

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Set just moments from Weymouth Harbour, Hope Square and Newtons Cove, this period home is offered with no onward chain and provides an excellent opportunity to create a coastal residence in a highly sought after location. Well-proportioned rooms, traditional features and a private garden add to its appeal, while the harbourside and local amenities are only a short, stroll away.

A porch opens into the hallway, giving access to the ground floor accommodation and stairs rising to the first floor. To the front sits a spacious living room with a large bay window that fills the room with natural light and a feature fireplace. The dining room is positioned centrally, providing a second generous reception space with a period style fireplace and a pleasant aspect to the rear. From the hallway, an opening leads into a useful breakfast room area which connects to the kitchen. Also on the ground floor is a separate shower area fitted with a shower along with a separate WC located off the kitchen area.

The kitchen sits at the rear of the home with fitted units, a built in oven and hob, work surfaces and space for appliances, with a window and door providing natural light and access to the garden.

Upstairs, the principal bedroom spans the width of the house at the front, enjoying another attractive bay window and feature fireplace. The second bedroom is a well sized double positioned centrally, while the third bedroom sits to the rear and offers further flexibility as a bedroom or study and benefits a glimpse of the sea. A first floor bathroom serves the accommodation and includes a corner shower enclosure and basin, along with a separate W/C.

Externally, the rear courtyard garden is paved for low maintenance and enclosed by brick boundary walls, creating a private space with potential to enhance as a pleasant outdoor seating area.



## Room Dimensions

Lounge 14'9" x 11'9" (4.5 x 3.6)

Dining Room 11'5" x 9'10" (3.5 x 3.0)

Breakfast Room Area 9'5" x 8'2" (2.88 x 2.5)

Kitchen 11'1" x 10'2" (3.4 x 3.1)

Bedroom One 15'8" x 14'5" (4.8 x 4.4)

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)

Bedroom Three 11'1" x 9'6" (3.4 x 2.9)

### Agents Note

The vendor informs us that there is approximately 900 years remaining on the lease which is now owned by the Crown, with no payments having been made on it since the 1980s.

We recommend these details are checked by a solicitor before incurring costs.



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	80

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			
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.