

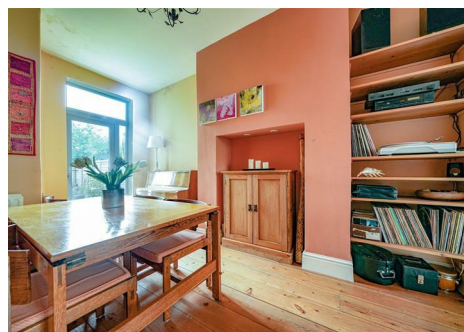
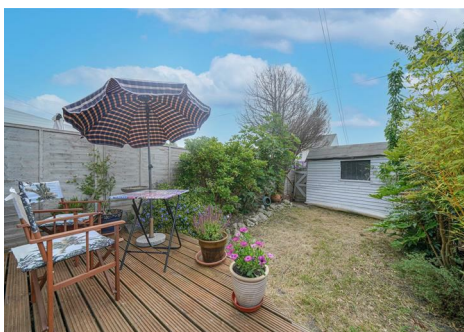


Instinct Guides You



Abbotsbury Road, Weymouth £300,000

- No Onward Chain
- Southerly Garden
- Substantial Period Home
- Five Bedrooms
- Two Reception Rooms + Utility Room
- Open Plan Living Spaces
- Ground Floor Shower
- Rear Access
- On A Bus Route
- Amenities Nearby



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Welcome to this substantial five-bedroom period home with a SOUTHERLY garden, ideally positioned close to Weymouth's historic town centre and vibrant marina. The property offers generous proportions throughout, with open-plan living that effortlessly blends period charm and contemporary comfort. Conveniently located on a bus route and surrounded by a wealth of local amenities, this home is offered with no onward chain.

Step inside to discover a spacious open-plan living and dining area—an inviting space that accommodates a range of furnishings and is beautifully enhanced by a large bay window that fills the room with natural light.

To the rear, the kitchen forms the heart of the home, boasting ample room for a family dining table, attractive hand crafted timber cabinetry. A versatile addition to the ground floor is the utility/shower room, providing added convenience and functionality.

On the first floor, you'll find three well-proportioned bedrooms. The front-facing principal room is a generous double, again benefiting from a large bay window, while the other two bedrooms also offer double proportions. The family bathroom features a white three-piece suite set against stylish contemporary blue tiling, comprising a bath with overhead shower, a wash hand basin, and WC. An additional separate WC is located adjacent for added practicality.

The second floor hosts the remaining two bedrooms—one of which is enhanced by a striking exposed brick chimney breast, adding a delightful touch of character. Currently used as a home gym.

To the rear, the garden features a raised decking area, ideal for outdoor entertaining in the afternoon sun. A lawn leads to the rear access, framed by mature flower beds and established trees that lend a sense of privacy and greenery.

Room Dimensions

Living Room 11'6" max plus bay x 10'7" max (3.52m max plus bay x 3.25m max)

Dining Room 11'8" max x 10'0" max (3.58m max x 3.07m max)

Kitchen 21'8" x 9'8" (6.62m x 2.95m)

Utility/Shower Room 10'4" x 5'0" (3.15m x 1.53m)

Bedroom One 11'6" plus bay x 12'2" plus storage (3.53m plus bay x 3.73m plus storage)

Bedroom Two 11'5" plus bay x 9'10" max (3.50m plus bay x 3.02m max)

Bedroom Three 9'7" x 9'1" (2.93m x 2.77m)

Bathroom

W/C

Bedroom Four 16'9" max x 8'5" max (5.12m max x 2.59m max)

Bedroom Five 8'0" x 7'4" (2.44m x 2.24m)



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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	

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