



Instinct Guides You



James Street, Weymouth Offers In Excess Of £235,000

- Characterful Property
- Three Bedroom House
- Two Reception Rooms
- Low Maintenance Garden
- Moments From Harbour
- Close To Amenities & Bus Route



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Located moments from the harbour, this character terraced home offers three bedrooms, two reception rooms, a low maintenance garden and period features throughout. The property combines traditional proportions with practical living space, making it well suited to a range of buyers seeking a home near the coast.

Stepping inside the hall connects the reception rooms and provides access to the first floor. The lounge, positioned at the front of the property features a bay, also a fire place that provides a focal point to the room. From here, a door leads through to the dining room, which sits centrally and has ample space for furniture. Beyond the dining room is the kitchen, arranged in a galley style and fitted with a range of units, work surfaces and integrated appliances. A door from the kitchen provides access to the rear courtyard. To the rear of the ground floor is the bathroom, fitted with a bath, and wash basin with a separate WC located adjacent.

Upstairs, the first floor comprises three bedrooms. Bedroom One is a generous double situated at the front of the property and features built in storage. The second bedroom is a comfortable double overlooking the rear, while the third bedroom is a generous single.

Outside, the enclosed courtyard provides a low maintenance outdoor space with room for seating and potted plants, bordered by brick walls and fencing.



Room Dimensions

Lounge 11'11"+bay x 10'4" (3.65+bay x 3.17)

Dining Room 14'6" max x 13'10"<5'1" (4.43 max x 4.24<1.57)

Kitchen 10'9" max x 6'0" max (3.28 max x 1.84 max)

Bedroom One 14'11" x 14'10" into bay (4.56 x 4.53 into bay)

Bedroom Two 9'5" max x 7'8" max (2.89 max x 2.34 max)

Bedroom Three 13'0"<9'4" x 5'11" (3.98<2.87 x 1.81m)



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	
61	72
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	
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.