



Instinct Guides You



Lennox Street, Weymouth, Dorset DT4 7HB
Offers in excess of £305,000

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



VERSATILE SEVEN BEDROOM FAMILY HOME WITH SOUTHERLY GARDEN MOMENTS FROM BEACH This grade II listed seven bedroom former freehold guest house is situated within a stone's throw from Weymouth Beach, Esplanade and all main amenities including a direct rail link to London Waterloo.

This large versatile property is well presented throughout and would ideally suit an extended family, holiday property, a HOME WITH INCOME or to reinstate as a guest house.

The accommodation in brief comprises entrance vestibule, hallway, large lounge diner and kitchen. To the first floor are two bedrooms a bathroom and additional WC. The second floor has a further three bedrooms and WC and a two more bedrooms situated on the third floor.

Outside there is a rear courtyard garden with rear gated pedestrian access and outhouse for storage with WC.

Entrance

Door Into:-

Entrance Vestibule

Hallway

Stairs to first floor. Cornice ceiling. Understairs storage cupboard. Doors through to:-

Lounge Diner 26'11" x 14'0" (8.21 x 4.29)

Cornice ceiling. Central rose. Front aspect bay sash window. Radiator. Rear aspect sash window.



Kitchen 13'1" x 8'11" (3.99m x 2.72m)

Modern fitted kitchen comprising a range of wall and base units with roll edge work surfaces over. Integrated washing machine. Space for range style cooker with extractor hood over. Cupboard housing boiler. Space for upright fridge freezer. Single bowl sink with drainer. Side aspect door to garden. Rear aspect window.



First Floor Landing

Split level landing. Stairs to second floor. Doors to:-

Bedroom One 17'11" x 9'5" plus bay (5.46m x 2.87m plus bay)

Front aspect sash window. Radiator.



Bedroom Two 13'5" x 12'0" (4.09m x 3.66m)

Built in wardrobe. Cornice ceiling. Rear aspect sash window.

Bathroom

Modern fitted bathroom comprising free standing bath with claw feet. Shower cubicle with mains shower. Close coupled WC. Part tiled walls. Side aspect window. Wall mounted wash hand basin.

WC

Comprising Close coupled WC. Side aspect window.

Second Floor Landing

Rear aspect full height sash window. Doors to:-

Bedroom Three 13'9" x 8'4" (4.19m x 2.54m)

Front aspect sash window. Radiator.



Bedroom Four 13'8 x 8'2 (4.17m x 2.49m)
 Front aspect sash window. Built in wardrobe. Radiator



Bedroom Five 12'0 x 9'4 (3.66m x 2.84m)
 Rear aspect sash window. Radiator.

WC
 Comprising close coupled WC

Third Floor Landing
 Doors to:-

Bedroom Six 16'10 x 9'4 head restrictions (5.13m x 2.84m head restrictions)
 Front aspect sash window.

Bedroom Seven 11'0 x 8'5 head restrictions (3.35m x 2.57m head restrictions)
 Rear aspect sash window

Southerly Rear Garden
 Courtyard garden enclosed by fencing. Gated rear pedestrian access. Storage outhouse with access to a WC.



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	

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	

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