



Instinct Guides You



Hope Street, Weymouth £445,000

- Harbourside Cottage
- Stunning Harbour Views
- Rear Garden
- Two Double Bedroom
- Well Presented
- Picturesque Setting
- Modern Kitchen
- Grade II Listed



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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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**** Open House Saturday 2nd May Between 4pm & 5pm ****. A charming Grade II listed cottage positioned directly on Weymouth's historic harbour, offering stunning waterside views and characterful accommodation, available with no onward chain. Situated in one of the town's most sought after locations, this property enjoys immediate access to the harbour, local eateries and the vibrant town centre, making it an exceptional coastal home or investment.

Stepping inside, the property opens into a hallway with stairs rising to the first floor. The ground floor is centred around a generous lounge diner, a light filled space enhanced by a bay window to the front which frames picturesque views across the harbour. The room offers ample space for both seating and dining, with character features adding to the charm including a log burner for those cold evenings.

To the rear, the kitchen is fitted with a range of modern units and work surfaces, with a window providing natural light. Adjacent is a shower room, while a separate WC is positioned off the main living space, completing the ground floor accommodation.

Rising to the first floor, there are two bedrooms arranged off the landing. The principal bedroom is a particularly attractive room, featuring a bay window to the front which perfectly captures the panoramic harbour views, creating a striking focal point. Bedroom two is positioned to the rear and offers a comfortable and versatile space.

Externally, the property benefits from a rear garden which provides an outdoor area to enjoy, a rare feature for a property in such a central harbourside position.

This is a rare opportunity to acquire a listed cottage in a prime waterfront setting, combining character, outlook and location to create a truly special home.



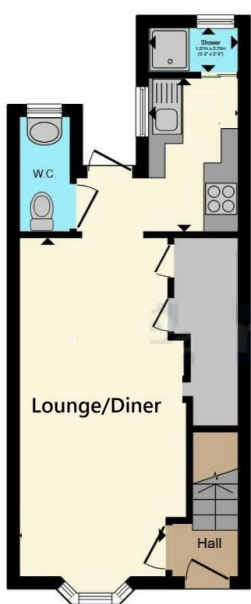
Room Dimensions

Lounge/Diner 19'5" x 8'10" (5.93 x 2.7)

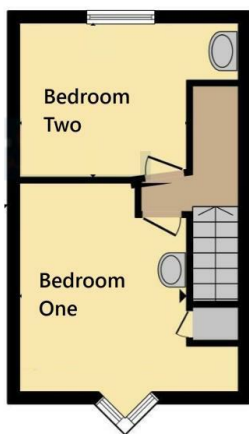
Kitchen 8'9" x 5'1" (2.69 x 1.57)

Bedroom One 11'11" x 9'3" (3.65 x 2.83)

Bedroom Two 10'7" x 8'10" (3.23 x 2.7)



Ground Floor



First Floor

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	

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.