



Instinct Guides You



Love Lane, Weymouth, Dorset DT4 8JZ

Offers in excess of £200,000

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A lovely QUAIN CHARACTER COTTAGE with some VIEWS over rooftops of the HARBOUR and just a stones throw from the MARINA in BEAUTIFUL PRESENTATION. The accommodation over three floors comprises kitchen and lounge on the ground floor, a double bedroom and a generous size bathroom on the first floor with the master bedroom on the second floor. Outside to the front is an attractive courtyard garden.

Kitchen 10'3 x 5'4 (3.12m x 1.63m)

A stable door opens into a welcoming cottage style kitchen with front aspect double glazed window, roll edge work surfaces with cupboard under, complementary tiling, spaces for gas cooker, washing machine and fridge freezer.



Lounge 12'6 x 12'2 (3.81m x 3.71m)

Front and side aspect double glazed windows and stable door to front. Radiator. Inset gas fire. Door to cupboard. Staircase rises to :-



First Floor Landing

Doors to :-



Bedroom Two 9'4 x 7'1 (2.84m x 2.16m)

Front aspect double glazed window. Radiator.



Bathroom 7' 3 x 4' 7 (2.13m 0.91m x 1.22m 2.13m)

Light and airy bathroom with bath, pedestal wash hand basin, close coupled WC, tiling to walls. Side aspect window. Radiator.



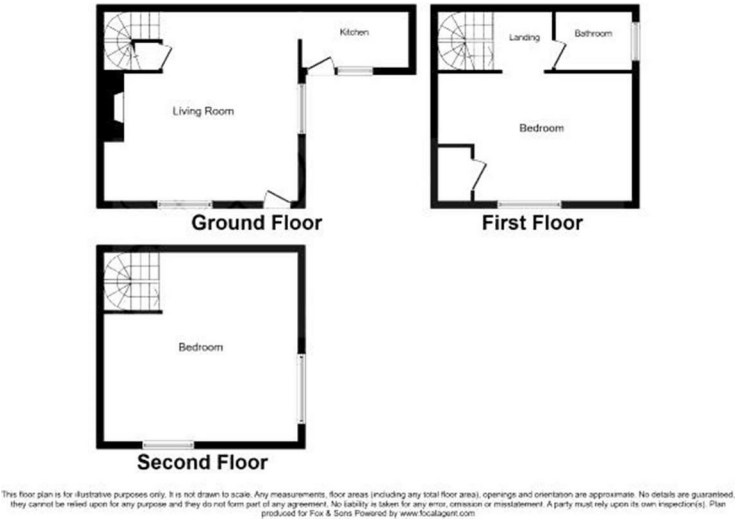
Second Floor Master Bedroom 10'9 x 9'5 (3.28m x 2.87m)


A lovely room with front and side aspect double glazed

windows with views over roof tops of Weymouth Marina.
Built in wardrobes.



Garden
An attractive courtyard garden enclosed by wall.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		46	
(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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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 or suitability 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.