



11 Brunswick Terrace  
Weymouth, DT4 7RW

**£725,000 Freehold**

# 11 Brunswick Terrace

Weymouth, DT4 7RW

A stunning Grade II Listed freehold seafront property located on Brunswick Terrace just off Weymouth's Georgian Esplanade. Offering flexible accommodation the property was previously used as a guest house with five en suite bedrooms plus a self contained one bedroom owners accommodation and is currently used as a holiday home plus holiday let business with the two units being let independently and proving popular due to there incredible location facing on to Weymouth Beach and Bay. The furniture is available by negotiation (excluding personal items).

## Entrance Hall

### Dining Area

12'4" x 11'6" (3.77 x 3.51)

### Lounge

13'1" x 12'4" (4.00 x 3.78)

Bay window to front enjoying views across Weymouth Bay

### Kitchen Breakfast Room

22'8" x 10'0" (6.91 x 3.06)

Fitted with a contemporary kitchen comprising modern worktops with in set sink unit and extensive drawers and cupboards below, five ring cooker and integrated dishwasher & fridge freezer ample space table with bench seating

### Games Room

15'2" x 9'2" (4.64 x 2.81)

French doors to rear courtyard

### Utility Area

6'9" x 6'4" (2.06 x 1.95)

Washing machine and door to rear garden

### Landing

### Family Bathroom

Modern luxury suite with pebble bath, large walk in shower, WC & wash hand basin

### Bedroom 1

17'5" x 12'7" max measurements (5.33 x 3.85 max measurements )

Bay window enjoying stunning views over Weymouth Bay

### En Suite Shower Room

Fitted with shower WC and wash hand basin

### Bedroom 2

11'6" x 8'8" (3.51 x 2.66)

### En Suite Shower Room

Fitted with shower WC and wash hand basin

### Landing

### Bedroom 3

17'0" x 12'7" max measurements (5.20 x 3.85 max measurements)

Stunning sea views over Weymouth Bay

### En suite Shower Room

Fitted with shower WC and wash hand basin

### Bedroom 4

9'5" x 11'3" max measurements (2.89 x 3.45 max measurements)

### En Suite Shower

With shower and wash hand basin

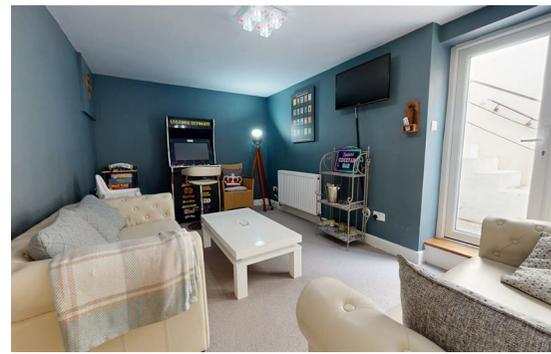
### En suite WC

with WC

### Landing

Walk in Laundry Cupboard





**Bedroom 5**

15'8" x 8'5" (4.80 x 2.58)

Sea views across Weymouth Bay

**En Suite Shower room**

Fitted with shower WC and wash hand basin

**Outside Rear Court Yard**

Tiled Terrace to the front enjoying views across Weymouth Bay

Courtyard to rear with rear pedestrian access and providing separate access to the self contained owners accommodation or holiday let

**Owners Accommodation / self contained Holiday Let**

**Lounge / Kitchen**

17'4" x 10'5" (5.30 x 3.20)

**Bedroom**

10'5" x 10'0" (3.20 x 3.05)

**En Suite Shower Room**

Fitted with shower WC and wash hand basin

**Business Rates & Council Tax**

Band E for Council Tax with Dorset Council

Rateable value of £4750

**Parking**

There is no allocated parking included with this property

**Utility Supplies**

Mains gas electricity water and drainage included

**Flood Risk**

Very low risk from rivers sea or surface water

**Construction**

Traditionally built Grade II Listed Building with brick rendered elevations under a pitched roof

**Phone and Broadband signal strength and coverage**

Mobile phone signals Vodafone and O2 are strong, EE & 3 are average

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 16 mbps superfast 55 mbps ultrafast 1800 mbps

**Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



