



13 William Street
Weymouth, DT4 7HG

Asking Price £260,000 Freehold

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This property is ideal for families, first-time buyers, or those seeking a second home by the coast. A well presented 3 bedroom mid-terrace home with loft room and enclosed rear garden. Situated within a short stroll of Weymouth's award-winning beach, allowing residents to enjoy the stunning seaside views and vibrant local culture as well as being close by to Weymouth train station, which is a mainline to London Waterloo.

Entrance Vestibule

Tiles floor entrance with internal door into the hallway.

Living Room

10'7" x 11'11" (3.24 x 3.65)

Front aspect UPVC double glazed window, feature fireplace with open coal fire, door access from the hallway and opening into the dining area

Dining Area

Door from the hallway and opening into living room, rear single patio door giving access to the rear garden

Kitchen

11'6" x 7'1" (3.52 x 2.16)

Galley kitchen with ample eye and base level cupboard and drawers, worktop space with stainless steel sink and drainer, Space for freestanding cooker with built in extractor above, side aspect UPVC double glazed window, external door to the rear garden which is currently not in use, access to the utility room

Utility Room

Side aspect UPVC double glazed window, worktop with under counter space for domestic appliances, closest double doors to a WC, external door to the rear garden

Bedroom 1

15'4" max x 10'7" max (4.68 max x 3.24 max)

Spacious double bedroom with 2 front aspect UPVC double glazed windows

Bedroom 2

9'7" x 10'9" (2.94 x 3.28)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 3

9'10" x 7'3" (3.0 x 2.22)

Double bedroom with rear aspect UPVC double glazed window

Loft Room

15'4" x 11'1" (4.68 x 3.39)

Steep stairs access, 2 large skylight windows, restricted head height and access into eaves storage.

(Current owners currently utilise this room as a bedroom but planning consent hasn't been given for this use.)

Bathroom

Partially tiled with side aspect UPVC double glazed window, bath tub with shower over head, WC, heated towel rail, cupboard housing for the boiler and wash hand basin.





Outside

Enclosed rear garden with raised lawn area and sleeper boarders, patio for the remainder with a timber pergola and storage shed

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 17 mbps

Superfast - 80 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water High

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



