



Connells

Waterloo Place
Weymouth



Property Description

Connells Estate Agents are pleased to bring to the market this property which is set on Weymouth's award winning beach and close to all local amenities such as the Train Station and supermarkets. The property also benefits from being just a short walk into Weymouth's Town Centre and stunning Harbour, where you will find an abundance of shops, cafes and restaurants. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. The Jurassic Coast is an ideal location for a range of activities from water sports to hiking routes along the various cliffs, fossil hunting and rock climbing. Dorset attracts a great number of people each year. The property comprises six guest rooms with en suites, dining/lounge area with bar area. There is storage space, kitchen and access from the front to the beach.

Entrance

Front door leads to:-

Entrance Porch

Dado rail, glazed panelled door to:-

Entrance Hall

Stairs to upper and lower floors, door to:-

Residents Lounge

11' 10" x 11' 7" (3.61m x 3.53m)

Sash window to rear, original fireplace with surround, coved ceiling, radiator.

Residents Dining Room

14' 6" x 12' 2" plus bay (4.42m x 3.71m plus bay)
Sash bay window to front, original fireplace with surround, radiator, coved ceiling, radiator, bar area, tables and chairs.

Bathroom

Window to rear, radiator, panelled bath, low level wc, pedestal wash hand basin, tiled splash backs, shower.

Bedroom Five

11' 2" x 6' 11" (3.40m x 2.11m)

Low level wc, wall mounted wash hand basin.

First Floor Landing

Window to rear, doors to:-

Bedroom 2 - Family Room

14' 4" x 8' 11" plus bay (4.37m x 2.72m plus bay)
Sash bay window to front, fireplace with surround, ceiling, coving and picture rail, radiator, wash hand basin.

Bedroom 3 - Family Room

12' 1" x 11' 7" (3.68m x 3.53m)

Sash windows to rear, wash hand basin, built in store cupboard/wardrobe.

Second Floor Landing

Shower Room

Low level wc, wash hand basin, fully tiled, shower cubicle with fitted shower.



Bedroom 1 - Twin Room

14' 5" x 8' 11" (4.39m x 2.72m)

Windows to front, radiator, wash hand basin.

Bedroom 4 - Single Room

12' 1" x 11' 7" (3.68m x 3.53m)

Window to front, radiator, wash hand basin.

Third Floor Landing

Doors to:-

Bedroom 6 - Triple Room

13' 2" x 7' 4" (4.01m x 2.24m)

Sloping eaves, window to front, built in wardrobe, wash hand basin, radiator.

Family Room

10' 2" x 6' 9" (3.10m x 2.06m)

Fitted wardrobe, window to rear with fitted shutters, wash hand basin, radiator, shutters, antique Victorian sink with brass taps, half wooden wall lamp.

En Suite

Low level wc, velux window to rear.

Owners Accommodation

From Entrance Hallway stairs lead down to:-

Inner Hallway

Understairs storage cupboards doors to:-

Sitting Room

13' 1" plus recess x 11' 6" (3.99m plus recess x 3.51m)

Sash window to front, television aerial point, telephone point.

Bedroom

11' 5" x 9' 11" (3.48m x 3.02m)

Fitted cupboards and wardrobes, window to rear, telephone point, television aerial point.

Kitchen

12' 6" x 8' 3" (3.81m x 2.51m)

Wall and base units, stainless steel sink and drainer unit, wash hand basin, window to rear, door to rear, built in cooker, fridge/freezer, freezer worksurfaces, tiled splashbacks, wall mounted hand dryer, wall mounted boiler serving domestic hot water and central heating, half tiled, dishwasher (to stay).

Shower Room

7' 5" x 6' 6" (2.26m x 1.98m)

Shower cubicle with inset fitted shower, tiled splashbacks, low level wc, wash hand basin, inset spotlights, plumbing for washing machine and tumble dryer.

Outside

At the rear of the property is an enclosed gravelled courtyard area with timber built storage shed, further store cupboard, fence with gate providing access to:-

Private Car Park

There is a parking area at the rear of the property which provides parking for six cars.

Tenure

The premises are held on a 60-year full repairing and insuring lease that commenced in 2007, with a current rent of £12,000 per annum (inclusive of VAT).

The business has been successfully operated for a few years with a generous income and profit, demonstrable to any perspective buyer.









Total floor area 178.4 m² (1,921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating:
 Exempt

Council Tax
 Band: A

Service Charge:
 12000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309662

This is a Leasehold property with details as follows; Term of Lease 60 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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