



Instinct Guides You



13 East Street, Weymouth, Dorset DT4 8BW
£280,000

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A FREEHOLD GUESTHOUSE located within 200 yards from Weymouth town centre, harbour and seafront. The accommodation briefly comprises; Entrance hallway, dining room, lounge, kitchen, inner hallway/ utility area, two bedrooms owners accommodation and shower room to the ground floor, two En-suite bedrooms and WC to the first floor with a further two En-suite bedrooms to the second floor. Outside there is a rear courtyard garden.

Entrance

Wood panel door into:

Entrance Hall

Cupboard housing electric fuse box and double glazed door to:

Hallway

Wall mounted radiator, dado rail, stairs to first floor, central alarm system panel and doors to:

Guest Dining Room

Front aspect bay sash window, Radiator.



Lounge

Rear aspect window. Two radiators. TV point single glazed door to courtyard, door to under stairs storage cupboard and door to:

Kitchen/Breakfast Room

Modern fitted kitchen comprising wall and base units with square edge work surfaces over. Inset 1 & 1/2 bowl sink unit, built in oven. Inset gas hob. Tiling. Breakfast bar area. Two side aspect sealed unit windows. Space for upright fridge. Tiled flooring. Doorway to:-

Utility Area

Side aspect opaque glazed window, space and plumbing for washing machine, tumble dryer and space for freezer with door to:

Bathroom

Vanity hand wash basin. Low level WC, Panelled enclosed bath with mixer shower over. Tiled floor. Tiled walls and wall mounted electric heater.



Owners Bedroom

Sky light. Walk in wardrobe. Picture rail.



Owners Bedroom

Side aspect single glazed window, and wood laminate floor.

First Floor Landing

Stairs to second floor and doors to:

WC

Comprising close coupled WC. Wall mounted wash hand basin. Tiling.

Bedroom One

Rear aspect single glazed window. Radiator. Door leading:



En suite

Tiled shower cubicle. Low level WC. Pedestal hand wash basin and part tiled walls.

Bedroom Two

Cornice ceilings. Front aspect single glazed sash bay window. Radiator and door to:

Ensuite

Tiled shower cubicle, close coupled WC and pedestal hand wash basin. Tiling.



Second Floor Landing

Side aspect single glazed window. Linen cupboard and doors to:

Bedroom Three

Rear aspect single glazed sash window. Radiator and door to:

Ensuite

Tiled shower cubicle, low level WC and pedestal hand wash basin.

Bedroom Four

Front aspect sash window. Radiator and door to:

Ensuite

Tiled shower cubicle, low level WC and pedestal hand wash basin.

Outside

Rear courtyard.

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