



Instinct Guides You



Newtons Road, Weymouth, Dorset DT4 8US
Offers in excess of £410,000

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A RARE OPPORTUNITY to purchase this deceptively spacious, Grade II Listed, converted Malthouse on Newtons Road, moments from Brewers Quay.

This unique property boasts large living accommodation, suitable for a variety of people including those looking to invest in the thriving Weymouth Holiday market or those looking to retire into this conveniently situated Harbour lifestyle property.

The accommodation benefits from TWO BEDROOMS on the ground floor as well as bathroom, workshop and large store cupboard. The first floor can be accessed via a PERSONAL LIFT SYSTEM or stairwell and comprises LARGE OPEN PLAN LIVING with feature beamed ceilings, traditional fitted kitchen, dining area and living area. Also on the first floor are TWO FURTHER BEDROOMS, one with en-suite and main bathroom. The top floor MEZZANINE is accessed via a spiral staircase and provides ample space for a variety of purposes including a second living space, library, relaxation area or simply for storage. Outside the property are front and rear gardens, the front has a shed with power supply lending itself to storage for a mobility scooter.

Entrance

Glass panelled door into :-

Welcoming Entrance Hallway

Wood style flooring. Radiator. Stairs to first floor. Personal lift system providing access to first floor. Doors to :-

Utility Room

Space & plumbing for a washing machine and tumble dryer.

Bedroom Three/ Study 15'2 x 15'5 (4.62m x 4.70m)

Front aspect sealed unit double glazed window. Tiled flooring. Radiator.

Bedroom Four 14'9 x 9'6 (4.50m x 2.90m)

Rear aspect sealed unit double glazed window. French doors onto garden. Tiled flooring, Radiator. Doors to :-

Store Room 4.75m x 3.53m

Smoke detector.

Workshop 15'7 x 11'7 (4.75m x 3.53m)

Comprising base units. Wall mounted boiler. Rear aspect sealed unit double glazed window.

Bathroom

Comprising corner Jacuzzi style bath, close coupled WC and pedestal wash hand basin. Belfast sink unit with storage below. Radiator. Tiled flooring. Tiled walls.

First Floor Landing

Open plan into living space. Lift rising from ground floor. Spiral staircase to 2nd floor mezzanine.

Kitchen Area

Fitted kitchen comprising wall and base units with work

surfaces over, Range style cooker, inset double sink unit with mixer tap over, built in dishwasher, built in under counter fridge and freezer, inset microwave. Splash back tiling. Leading to:-



Dining Area

Front aspect skylight. Feature beams. Front aspect sealed unit double glazed window. Leads into :-

Living Area 22'4 narrowing to 18'0 x 34'1 (6.81m narrowing to 5.49m x 10.39m)

Beamed ceiling. Front aspect skylight. Arch shaped front aspect sealed unit double glazed window. Door to :-

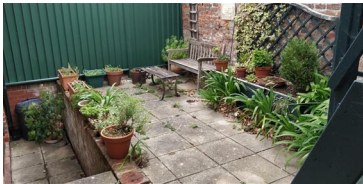


Inner Hallway

Smoke detector. Doors to :-

Bedroom Two 11'11 x 10'1 (3.63m x 3.07m)

Rear aspect sealed unit double glazed window. Rear aspect skylight. Built in storage cupboard. Radiator. Beamed ceiling.



Front Garden

Pathway leading to front door. Front garden with a range of flowers and shrubs. Space for bench. Storage shed with power supply - providing parking for the likes of a mobility scooter.

Parking

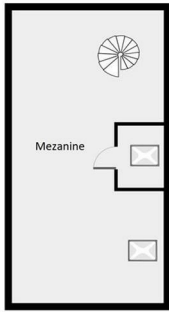
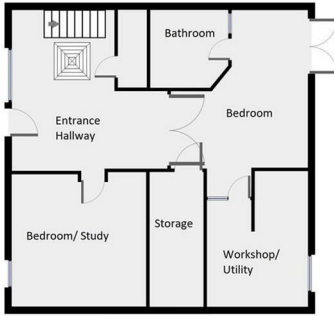
One allocated space plus visitor parking

Bathroom

Paneled bath with shower attachment over. Tiled walls. Pedestal wash hand basin. Close coupled WC. Storage cupboard.

Master Bedroom 13'0 x 11'11 (3.96m x 3.63m)

Rear aspect sealed unit double glazed window. Fitted wardrobe. Rear aspect skylight. Radiator. Beamed ceiling. Door to :-



En-Suite

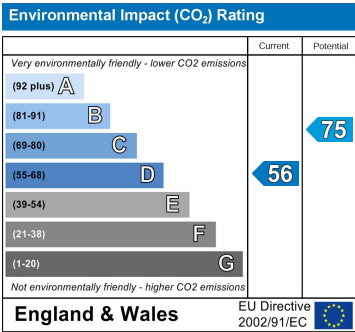
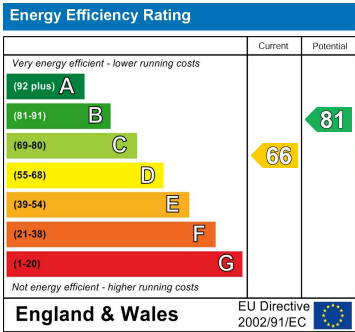
Comprising fitted shower cubicle, low level WC and pedestal wash hand basin. Extractor fan. Heated towel rail. Rear aspect sealed unit double glazed window.

Mezzanine Level

Overlooking living area. Beamed ceiling. Rear aspect skylights. Radiator. Door into storage area with feature beam and rear aspect skylight.

Rear Garden

Initial patio providing seating area, leading to raised decking providing further seating area.



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.