

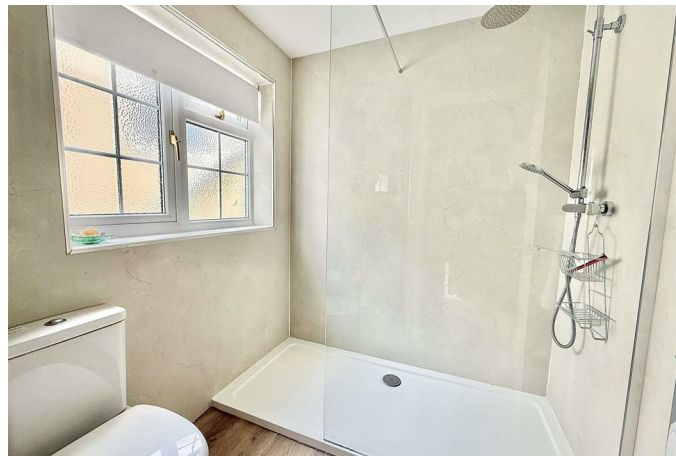


## Stanley Street

Weymouth Town Centre, Weymouth DT4 7JB

- Spacious Family Home
- Two Double Bedrooms plus Loft Room
- Stylishly Fitted Kitchen with Integrated Appliances
  - Double Glazing
- Low-Maintenance Rear Courtyard
- Accommodation over Three Floors
- Lounge with feature Log Burning Stove
- Ground & First Floor Shower Rooms
  - Gas Central Heating
- Currently Used as a Holiday Let

**Fixed Asking Price £250,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Hallway

Lounge

11'4" x 11'1" > 9'10"

Kitchen

10'11" x 9'0"

Shower Room

### FIRST FLOOR

First Floor Landing

Bedroom One

14'1" > 8'3" x 14'8" > 13'5"

Bedroom Two

10'11" x 9'1"

Bathroom

6'10" x 5'11"

### SECOND FLOOR

Loft Room

12'5" x 13'6"

En Suite Shower Room

### OUTSIDE

Rear Courtyard

We are delighted to present this deceptively spacious and beautifully presented two-bedroom plus loft room home, ideally located just a short walk from Weymouth Beach, the bustling promenade, and town centre. Arranged over three floors, the property offers flexible accommodation and a blend of character features with modern fittings.

The entrance vestibule gives access into a welcoming hallway with access to the lounge, kitchen, ground-floor shower room, and under-stair storage. The front-aspect lounge is bright and inviting, featuring a large double-glazed window and a charming log-burning stove as a cosy focal point. To the rear, the stylish kitchen is fitted with modern eye- and base-level units, integrated oven and dishwasher, electric hob, and sleek spot lighting. There is space for additional appliances and dining furniture, with double doors opening onto the rear courtyard. A contemporary ground-floor shower room with built-in storage completes this level.

The first floor offers two well-proportioned bedrooms and a modern shower room. Bedroom one spans the width of the property and benefits from a large bay window and

ample storage. Bedroom two enjoys pleasant views over the courtyard. The shower room features a walk-in shower cubicle, vanity wash hand basin, and low-level WC.

The second floor hosts a converted loft room which is being currently utilised as a bedroom by the owner, with a front-facing double-glazed window and access to an en-suite shower room with WC and wash hand basin.

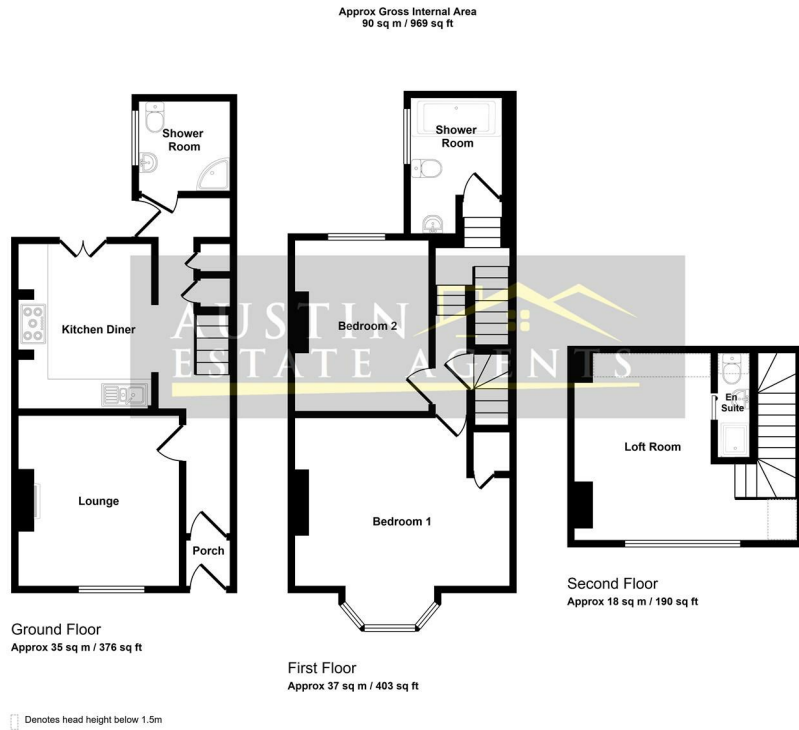
Externally, the enclosed courtyard garden provides a private, low-maintenance space ideal for seating and outdoor dining.

The property is superbly positioned close to Weymouth's golden beach, promenade, mainline train station, and a wide range of shops, cafés, and restaurants. The vendor advises the property is currently used as a holiday let with forward bookings in place, offering potential income opportunities subject to agreement.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **B**  
EPC Rating **D**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.