



Abbotsbury Road , Weymouth DT4 0AD

- High yield eight bedroom house of multiple occupancy
- Attractive semi detached fascade and gardens to front and rear
- Annual income in excess of £40,000
 - Highly sought after location
 - Registered as HMO
- Communal kitchen, dining room and utility room
- Mainly double glazed with gas central heating
- Presented to a decent standard throughout
- Walking distance to Weymouth town, beach and harbourside
 - Fantastic investment purchase

£365,000 Freehold





Front Entrance

Double glazed door leading to inner lobby, attractive floor tiling, further glazed door.

Hallway

Radiator, under stairs storage cupboard, door to stairway, door to;

Dining Room

Side aspect double glazed window, space and plumbing for washing machine, two radiators, archway leading to;

Kitchen

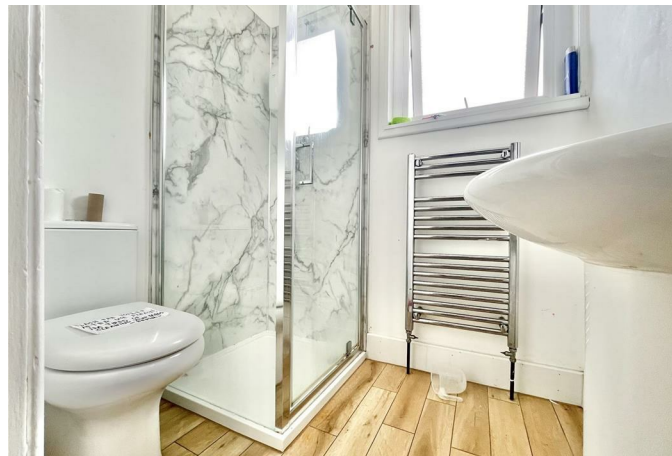
Fitted with a range of eye and base level units, stainless steel sink unit, mixer tap, 4 ring hob, oven and extractor fan, part tiled walls, space for fridge and freezer, double glazed door to rear garden, door to;

Inner Lobby

leading to;

Shower Room

Fully enclosed shower unit, pedestal wash hand basin, low level WC, towel rail, side aspect double glazed window, extractor fan.



Room One

Front aspect room, bay window, double glazed windows, two radiators.

Room Two (utility room)

Fitted with eye and base level units, stainless steel sink unit with mixer tap, plenty of space for white goods, side aspect double glazed window, column radiator.

Room Three

Rear aspect room, double glazed window, radiator.

Room Four

Side aspect room, double radiator

First floor landing

Staircase from ground floor, storage cupboard.

Shower Room

Suite comprising enclosed shower unit, pedestal wash hand basin, low level WC, towel rail, rear aspect double glazed frosted window.

Room Five

Rear aspect room, double glazed window.

Room Six

Side aspect room, sash window, radiator.

Room Seven

Front aspect room, bay window with sash windows, radiator.

Second floor landing

Skylight, radiator, storage cupboard.

Room Eight

Side aspect room, double glazed window, radiator, eaves cupboard

Room Nine

Rear aspect room double glazed window, wash hand basin with cupboard beneath, radiator.

Outside Front

Gravel and pathway to the front, with pathway to the front door, space for bins, low brick wall, and gated side access to rear.

Rear Garden

The enclosed rear garden is of a generous size and mainly paved, with outside tap, and gated side access.



Local Authority
Council Tax Band D
EPC Rating D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee is given for their condition or efficacy. Only for general guidance purposes only. Made with Mapbox (2020).



Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
<https://directmoves.com/>

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.