

WILLIAM STREET



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

OIRO £225,000



11 William Street, Weymouth, DT4 7HG

Offered for sale is this quaint character house situated just off of Weymouth's picturesque seafront. There are two reception rooms and a kitchen on the ground floor. The three bedrooms and bathroom are to the first floor. There is a tenant on a periodic tenancy currently paying £730 PCM. Call now to arrange a viewing!

FRONT DOOR Wooden door with stained glass leading to:-

HALLWAY Door to lounge. Stairs to first floor.

LOUNGE 10' 9 max" x 10' 1 + bay" (3.28m x 3.07m) Bay window to front, wall mounted radiator. Fire place.

DINING ROOM 11' 9" x 11' 10" (3.58m x 3.61m measurement taken at longest point) Open dining room leading from hallway. Under stairs storage cupboard underneath. Step down leading to:-

KITCHEN 13' 8" x 10' 1" (4.17m x 3.07m) Windows to rear, door to rear. Base and wall units with work surfaces over, inset sink unit. Wall mounted boiler. Wall mounted radiator. Door leading to garden.

FIRST FLOOR LANDING Loft access. Storage cupboard. Doors to all rooms.

BEDROOM 1 12' 6 max + wardrobe" x 10' 1" (3.81m x 3.07m) Bay window to front. Fitted wardrobe. Wall mounted radiator.

BEDROOM 2 11' 11" x 9' 3" (3.63m x 2.82m) Window to rear. Wall mounted radiator.

BEDROOM 3 10' 2" x 5' 5" (3.1m x 1.65m) Window to rear. Wall mounted radiator.

BATHROOM Comprising of low level WC, pedestal hand basin, panelled bath and shower cubicle. Tiling. Window to rear, radiator.

OUTSIDE There are gardens to front and rear.

ADDITIONAL INFORMATION Council Tax Band: B



While every effort has been made to ensure the accuracy of the floor plan and measurements, the seller, vendor, estate agent and the agent do not accept any responsibility for any errors or omissions. The seller, vendor, estate agent and the agent do not accept any responsibility for any errors or omissions. The seller, vendor, estate agent and the agent do not accept any responsibility for any errors or omissions.

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