



AUSTIN 
ESTATE AGENTS

Dorchester Road

Lodmoor

Weymouth

Dorset

DT4 7JY

£380,000

SUMMARY

- Substantial Terraced House
- Period & Character Features
- Amazing Investment Opportunity
- Currently Used as an HMO
- Nine Bedrooms
- Ground Floor Bathroom & Two Upper Floor Shower Rooms
- Large Kitchen / Dining Area
- Double Glazing & Gas Central Heating
- Covered Outside Courtyard
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 27' 3" max x 12' 10" (8.30m max x 3.90m)

Kitchen 16' 5" max x 19' 0" max (5.00m max x 5.80m max)
L Shaped Room

Study 10' 10" x 9' 4" (3.30m x 2.85m)

Dining Room 11' 6" x 8' 10" (3.50m x 2.70m)

Morning Room 11' 2" x 9' 6" (3.40m x 2.90m)

Shower Room 8' 2" x 5' 11" (2.50m x 1.80m)

FIRST FLOOR

First Floor Landin

Bedroom One 11' 10" x 9' 2" (3.60m x 2.80m)

Bathroom 8' 6" x 5' 11" (2.60m x 1.80m)

Bedroom Two 12' 10" x 11' 10" (3.90m x 3.60m)

Bedroom Three 12' 6" x 9' 10" (3.80m x 3.00m)

Bedroom Four 9' 2" x 8' 10" (2.80m x 2.70m)

SECOND FLOOR

Second Floor Landing

Bedroom Five 21' 0" x 9' 2" (6.40m x 2.80m)

Bedroom Six 9' 0" x 6' 2" (2.74m x 1.87m)

Bedroom Seven 12' 10" x 11' 10" (3.90m x 3.60m)

Bedroom Eight 9' 6" x 6' 3" (2.90m x 1.90m)

Bedroom Nine 12' 6" x 12' 6" (3.80m x 3.80m)

Shower Room

OUTSIDE

Covered Courtyard Area

THE PROPERTY

We are pleased to offer for sale this substantial property that offers versatile accommodation and we believe to be an incredible investment opportunity. It is currently registered as a seven bedroom HMO residence, although the property could also be an ideal bed and breakfast / holiday let investment, or indeed it could also be beneficial for a large family or families living together to share this exceptional space. The current owner has had council approved development plans drawn up to convert the property into five separate apartments, should any potential buyer want to develop this opportunity.

Currently the accommodation has a bathroom or shower room on the ground, first and second floors, with multiple rooms on each floor, which could be used a bedroom or living area. On the ground floor is an exceptionally large kitchen with an extensive range of eye level and base units with ample space for a range cooker and additional kitchen appliances.

Externally, to the front of the property, is a paved garden area with steps to the front door and access to the basement area. To the rear is a covered courtyard.

Vendors Comments: -

The property has been used as a 'House in Multiple Occupation' (HMO), very successfully, since 1981 under two owners. In its current configuration, it is licenced for seven, although it has previously been licenced for nine. There are no cautions or advisory notices on this licence and it has a history of being well managed. There is no reason why the occupancy couldn't be increased (subject to Council approval).

The whole building has a modern hardwired fire system, that covers the roof space and basement and all fire access routes have emergency lighting. All of the corridor areas are fitted with PIR occupancy lighting to enable lit access and reduce costs of lights being left on! The outdoor space has a covered shelter with night-time automatic security lighting.

The building only has two gas appliances, the boiler and cooker, which means there are only two gas safety appliances to manage, increasing building safety.

The property has been well managed and all certification; fire system, emergency lighting, extinguishers, gas etc are up to date. All contractors that have managed the systems for many years are on an auto annual 'check and renew' service.

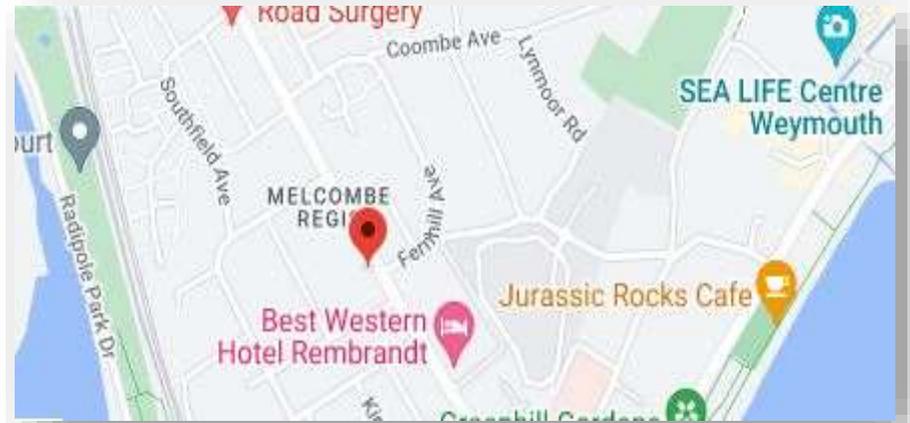




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: G

TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.