



AUSTIN  
ESTATE AGENTS



## Westbourne Villa

Westbourne Road

Weymouth

Dorset

DT4 7QJ

**£450,000**

### SUMMARY

- Quaint and Charming Detached Victorian Family Residence
- Versatile Spacious Accommodation Throughout
- Five Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & En-suite
- Successful Air B&B
- Beautifully Maintained Rear Garden
- Off Road Parking to the Front
- Highly Popular Residential Location





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 11' 2" > 9' 2" (3.41m > 2.80m) x 24' 6" > 12' 1" (7.48m > 3.68m)

**Dining Room** 9' 3" x 13' 9" (2.82m x 4.20m)

**Kitchen** 9' 3" x 14' 5" (2.82m x 4.39m)

**Utility Room** 5' 11" x 5' 10" (1.81m x 1.77m)

**Garden Room** 13' 3" x 7' 9" (4.05m x 2.37m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 14' 1" x 15' 5" > 12' 0" (4.28m x 4.70m > 3.67m)

**Bedroom Three** 9' 4" x 12' 0" (2.85m x 3.65m)

**Bathroom** 5' 7" x 10' 3" (1.71m x 3.12m)

### WC

**Air BnB Lounge / Kitchen** 9' 3" x 14' 4" (2.81m x 4.38m)

**Air BnB Bedroom** 9' 5" > 6' 6" x 12' 0" (2.88m > 1.98m x 3.65m)

**Air BnB En-Suite** 2' 7" x 7' 2" (0.80m x 2.19m)

### SECOND FLOOR

#### Second Floor Landing

**Bedroom Two** 14' 1" x 15' 5" > 12' 1" (4.28m x 4.70m > 3.69m)

**Bedroom Four** 9' 4" x 12' 0" (2.85m x 3.65m)

### OUTSIDE

**Front Garden**

**Front Driveway**

**Rear Garden**



## THE PROPERTY

We are delighted to offer to the market, offered for sale with no onward chain, an individual quaint detached Victorian family residence. This detached family home benefits from versatile and spacious accommodation arranged over three floors, which includes four bedrooms, sizeable, front aspect, lounge, separate dining room, modern fitted kitchen, utility space and a charming garden room to the main home as well as a successful one bedroom Air BnB with en-suite and lounge/kitchen. The entire property benefits from gas central heating and double glazing throughout. Externally to the front of the property there is a hard standing drive and the rear garden is a well tended and mature space. Situated in the ever popular residential location of Lodmoor, offering easy walking distance to local amenities and Greenhill Gardens and Beach.

Upon entering the property, an internal porch provides access to a welcoming entrance hallway, from which access is gained to the light and airy, front aspect, lounge. The lounge is a deceptively spacious room benefitting from front and rear aspect windows, allowing ample amounts of natural light to flood the room. Returning to the entrance hallway, a door leads to the separate dining room, which is sizeable enough to house a large family dining room table and chairs. The modern fitted kitchen offers a range of eye and base level storage cupboards, integral oven and hob, and further space for additional domestic appliances. To complete the ground floor accommodation, located to the rear of the property is a cosy Garden Room, with double doors providing access out to the rear garden. Also located in this area is a utility room with plumbing for additional domestic appliances.

Stairs rise to the first floor where bedrooms one and three are located, along with the family bathroom, separate WC and the self contained Air BnB which comprises a lounge/kitchen, double bedroom with en-suite shower room. Bedroom one is a large front aspect bay fronted double bedroom benefitting from built in wardrobes. Bedroom three is an ideal guest room, currently used by the vendors as a home office. The family bathroom comprises a modern white suite, with bath and shower over and wash hand basin.



## The Property Cont'd/ . . .



Stairs rise to the second floor where bedrooms two and four are located. Bedroom two is another large front aspect bay fronted double bedroom, with built in wardrobes. Bedroom four is a further ideal guest bedroom.

Externally, to the front of the property there is a hard standing driveway providing off road parking for two vehicles. The rear garden is a beautifully cared for and well maintained space. Offering a mixture of mature shrubs, plants and trees. There is a mixture of low maintenance shingle with the remainder of the garden laid to lawn.



Situated in the well-regarded residential location of Lodmoor, providing easy access to Weymouth's award-winning sandy beach, local shops and amenities including a regular and well served bus routes to both Weymouth and Dorchester town centres. Weymouth relief road is a short drive away.

For further information, or to make an appointment view this impressive residence, call Austin Estate Agents.





## AIR BnB



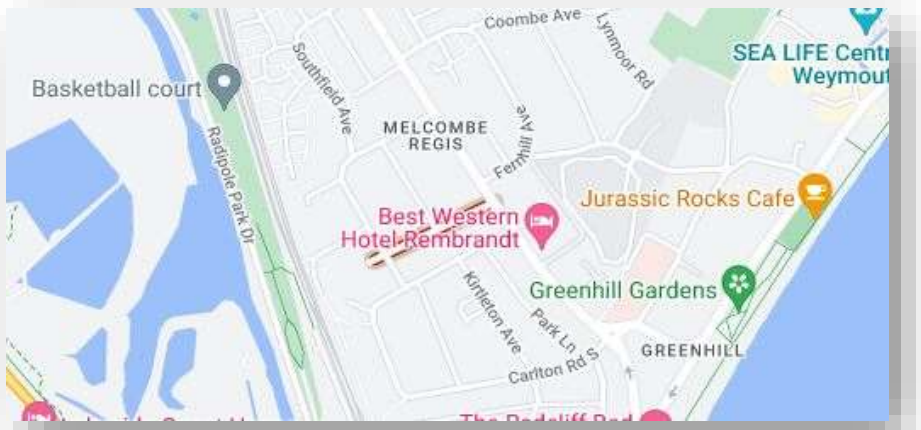




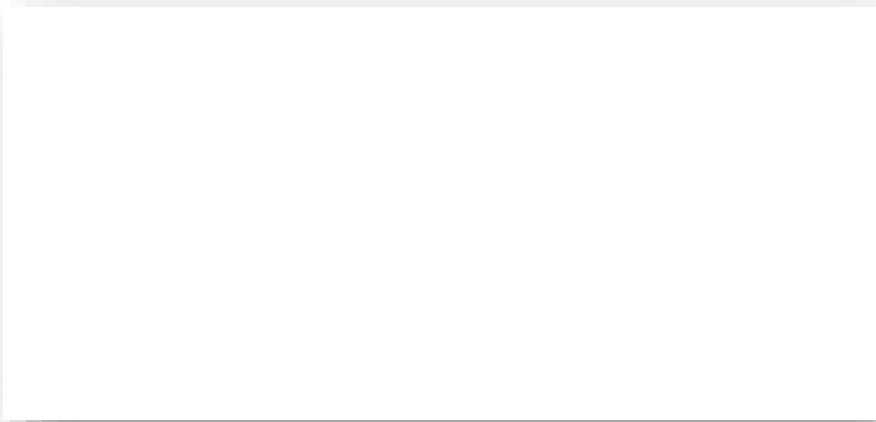
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: E      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.