



AUSTIN
ESTATE AGENTS

Dover Road

Wyke Regis

Weymouth

Dorset

DT4 9DB

Offers over £300,000

SUMMARY

- Spacious End Terrace Family Home
- Three Double Bedrooms
- Attractive Lounge
- Modern Kitchen / Diner
- Family Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Independent Driveway
- Attractive Rear Garden
- Sought After Wyke Regis Location
- Close to Local Beaches on the Rodwell Trail





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 3" x 10' 2" (3.73m x 3.11m)

Kitchen / Diner 18' 4" x 11' 9" (5.60m x 3.58m)

FIRST FLOOR

First Floor Landing

Bedroom Two 10' 10" x 10' 2" (3.30m x 3.09m)

Bedroom Three 10' 3" x 9' 10" (3.12m x 2.99m)

Bathroom 7' 7" x 5' 5" (2.30m x 1.66m)

SECOND FLOOR

Second Floor Landing

Bedroom One 18' 1" max x 19' 9" max (5.50m max x 6.01m max)

En-Suite Shower Room 6' 2" x 6' 4" (1.87m x 1.92m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

We are delighted to offer for sale this spacious three double bedroom property, which has accommodation situated over three floors. The property benefits gas central heating and double glazing, an attractive lounge, modern kitchen / diner, two double bedrooms and family bathroom on the first floor and a spacious main bedroom with en-suite shower room on the second floor. Externally, to the front is an independent driveway and to the rear an attractive garden.

From the side entrance door, access to the reception hallway is gained with stairs ascending to the first floor and doors to the lounge and kitchen / diner. The lounge is situated to the front aspect with a large double glazed window providing good natural light. The kitchen / diner spans the rear of the property and is tastefully fitted with a contemporary range of matching eye level and base units enhanced with integral appliances including halogen hob, electric oven, fridge, freezer and dishwasher with space and plumbing for a washing machine. The worktop surfaces have been extended to create a breakfast bar area. There is ample room for a dining table. A double glazed window and double glazed French doors fill the room with natural light whilst overlooking and leading to the rear garden.

The first floor landing is spacious with a double glazed side aspect window and hosts doors to two double bedrooms and the family bathroom as well as an additional staircase ascending to the second floor. Bedroom two is situated to the front of the property and bedroom three to the rear, both enjoy built in storage and good natural light from double glazed windows. The family bathroom comprises a low level WC, wash hand basin, panelled bath and heated towel rail with complementary tiling and a double glazed window.



The Property Cont'd/ . . .



On the second floor, the lobby naturally flows into bedroom one. It is a good size double bedroom with storage cupboards in the eaves with a double glazed dormer window to the rear overlooking the garden and surrounding area. A door leads to the modern en-suite shower room featuring a low-level WC, wash hand basin with independent shower cubicle, heated towel rail and tiling to the walls.

Externally, to the front is an independent driveway providing off-road parking for two vehicles. A small set of steps lead down to pathway with storage for bins and access to the main entrance. The rear garden is a good size. An elevated patio area adjacent to the property is spacious and perfect for alfresco entertaining with steps down to the remainder of the garden, which is predominately laid to lawn. A garden shed is included in the sale.

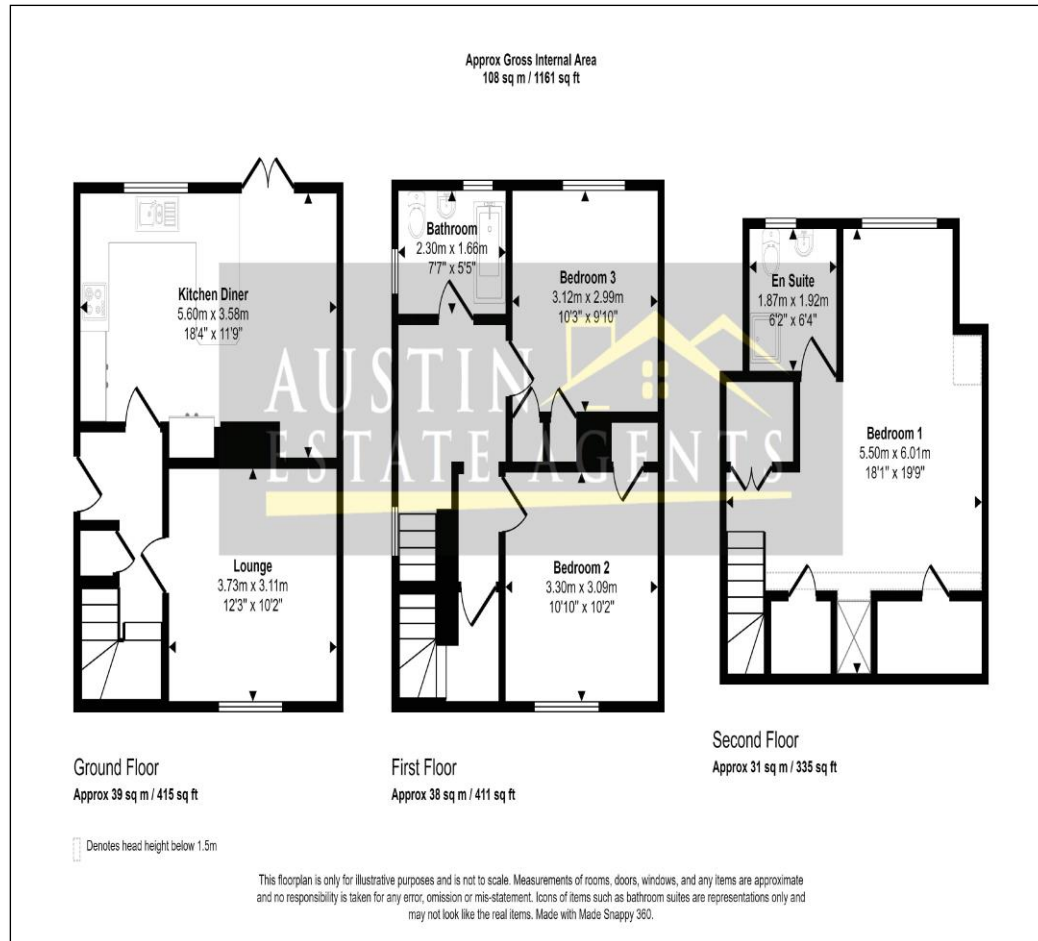


Located in the ever-popular Wyke Regis, the property is close to the Rodwell Trail, which provides wonderful walks along the coastline to Sandsfoot Gardens, Sandsfoot Castle and local beaches. Shops and amenities, including well regarded schools, a library, health centre and a public house are a short distance away.

For further information, or to arrange a viewing on this wonderful family home, please contact Austin Estate Agents.



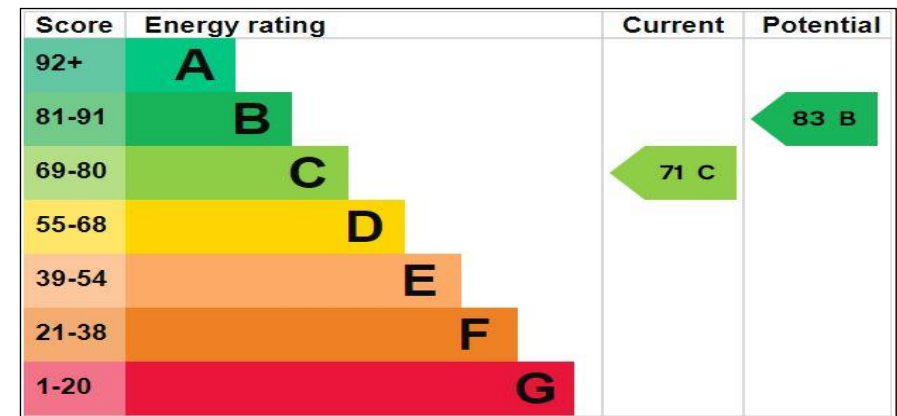
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B **TENURE: Freehold**

Austin Estate Agents ☎ **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** 📞 **Phone: 01305 858470** 🌐 **www.austinpropertyservices.co.uk**

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.