



AUSTIN
ESTATE AGENTS

Portland Road

Wyke Regis

Weymouth

Dorset

DT4 9BH

Offers over £400,000

SUMMARY

- Substantial End Terrace Home
- Five Bedrooms
- Three Reception Rooms & Study / Games Room
- Modern Fitted Kitchen
- Ground Floor WC, First Floor Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Workshop & Garage
- Off Road Parking
- Walking Distance of Local Beaches





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 13' 7" max x 14' 5" max (4.13m max x 4.39m max)

Dining Room 12' 0" max x 11' 5" max (3.66m max x 3.49m max)

Sitting Room 10' 11" x 9' 7" (3.32m x 2.93m)

Kitchen 6' 9" x 13' 5" (2.07m x 4.08m)

WC

FIRST FLOOR

First Floor Landing

Bedroom Two 12' 1" max x 11' 5" (3.68m max x 3.49m)

Bedroom Three 11' 10" max x 11' 5" (3.60m max x 3.48m)

Bedroom Four 10' 10" max x 15' 2" max (3.31m max x 4.62m max) Irregular Shaped Room

Bedroom Five 5' 10" x 7' 9" (1.79m x 2.36m)

Bathroom 7' 10" max x 9' 11" max (2.40m max x 3.02m max) Irregular Shaped Room

SECOND FLOOR

Second Floor Landing

Bedroom One 13' 11" plus recess x 16' 8" (4.25m plus recess x 5.08m)

En-Suite Shower Room 9' 11" x 8' 2" (3.01m x 2.50m)

OUTSIDE

Front Garden

Rear Garden

Games Room / Study 6' 5" x 13' 9" (1.96m x 4.19m)

Workshop

Garage

Off Road Parking

THE PROPERTY

We are pleased to offer for sale this substantial family home with accommodation situated over three floors. The property boasts spacious rooms with wonderful high ceilings, which includes three reception rooms, modern fitted kitchen, games room / study, five bedrooms, en-suite shower room and family bathroom with double glazing and gas central heating. Outside are gardens to the front and rear with a workshop, garage and off road parking

On the ground floor, the entrance porch leads into an inviting reception hallway with attractive wooden staircase ascending to the first floor and doors to the lounge, dining room and sitting room. The lounge is situated to the front of the property, which benefits from a large double glazed bay window flooding the lounge with natural light and a feature fireplace with stone mantle and woodburning stove, creating a lovely focal point. An archway naturally flows through to a spacious dining room with a large double glazed window overlooking the rear aspect.

The sitting room also benefits from a feature fireplace with a side aspect double glazed window providing good natural light. The ground floor WC can be accessed from this room. A door at the rear leads to the kitchen. The kitchen is tastefully fitted with an extensive range of modern matching eye level and base units with integral electric eye level oven and grill, four ring gas hob and extractor with side aspect double glazed window. A passageway from the kitchen leads to the rear garden.

The first floor landing is very spacious with a wood twist staircase ascending to the second floor. There are four good size bedrooms on the first floor, as well as a spacious family bathroom with low-level WC, vanity wash hand basin, panelled bath, independent shower cubicle, heated towel rail and complementary tiling to the walls.

On the second floor, a landing gives access to bedroom one, which is a generous size, with a double glazed window to the rear and two double glazed Velux windows to the front. An additional door leads to a small lobby area with stairs descending to a spacious en-suite shower room. This room offers a modern suite comprising a low level WC, wall mounted wash hand basin and a large walk-in shower cubicle.





The Property Cont'd/ . . .

Externally, an attractive front garden is predominately laid to shingle with a selection of plants and shrubs. The rear garden offers patio areas as well as a range of raised planted beds and artificial grass area. A games room / study to the side of the house with a double glazed skylight and rear aspect window is also accessed from the rear garden. At the end of the garden is a gate leading to a parking area for two small vehicles and a workshop, as well as a larger than average garage with up and over door, adding to the property's many features.

We are advised by the vendor there is an area of land, adjacent to the garage, which belongs to the property; the neighbouring houses have concreted this area, providing two additional spaces for parking if required.

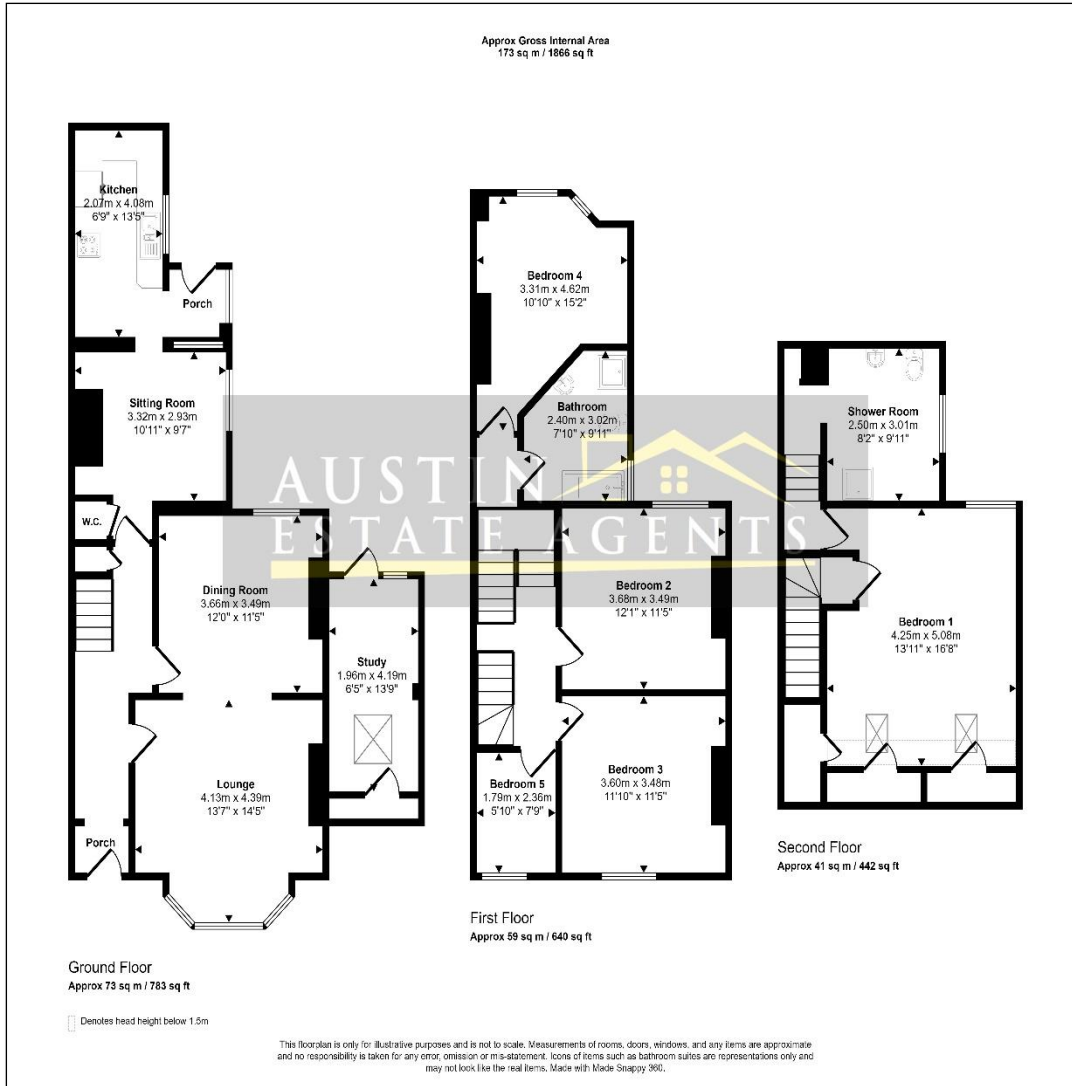
The property is situated in Wyke Regis only moments away from Smallmouth Bay and the Rodwell Trail, which forms part of the South West Coastal Path. Wyke is a popular suburb of Weymouth boasting local shops and amenities such as doctors, dentists and well-regarded schools. A good bus service to surrounding areas is close by. The Fleet Nature Reserve is also within walking distance of the property and offers scenic walks of the National Heritage Coastline.

For further information, or to make an appointment to view this substantial family home, please contact Austin Estate Agents.

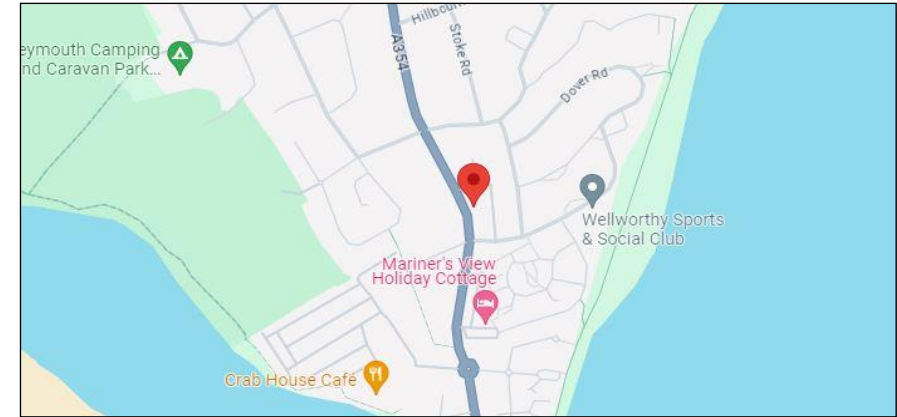




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.