



AUSTIN  ESTATE AGENTS



## South Road

Wyke Regis

Weymouth

Dorset

DT4 9NR

£315,000

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### SUMMARY

- Semi Detached Family Home
- Three Bedrooms
- Recently Refurbished Throughout
- Spacious Lounge
- Newly Fitted, Modern Kitchen / Diner
- Modern Fitted Bathroom
- Gardens to the Front & Rear
- Off Road Parking
- No Onward Chain
- Sought After Wyke Regis Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Lounge 15' 5" x 11' 7" (4.69m x 3.54m)

Kitchen / Diner 18' 5" x 8' 2" (5.62m x 2.49m)

### FIRST FLOOR

First Floor Landing

Bedroom One 9' 7" plus recess x 12' 0" (2.91m plus recess x 3.65m)

Bedroom Two 10' 8" plus recess x 8' 3" (3.24m plus recess x 2.51m)

Bedroom Three 8' 6" x 8' 6" (2.60m x 2.58m)

Bathroom 7' 4" x 5' 5" (2.24m x 1.64m)

### OUTSIDE

Front Garden & Driveway

Rear Garden

## THE PROPERTY

We are pleased to offer for sale this wonderful family home, which is presented to a very high standard as it has recently been professionally refurbished throughout. The accommodation includes a lounge, kitchen / diner, three bedrooms and family bathroom with gas central heating and double glazing. Outside the property is situated on a good size plot offering potential to extend, subject to planning permissions, with gardens to the front and rear as well as off road parking. As such, we strongly recommend viewing to appreciate all this property has to offer.

An entrance door gives access to the reception lobby with stairs ascending to the first floor and a door to the lounge. The freshly decorated lounge is situated to the front of the property and enjoys newly fitted carpet with two double glazed windows providing good natural light. A door at the rear leads to the newly fitted kitchen diner, which is tastefully fitted with a good range of modern eye level and base units, enhanced by integrated appliances including an electric oven and grill, induction hob, stylish extractor canopy, with ample space for additional domestic appliances and a family dining table. There is also a large storage cupboard housing the gas central heating boiler.

The first floor landing hosts doors to the three bedrooms and family bathroom. Bedrooms one and three are situated to the front of the property with new carpets and double glazed windows overlooking the front garden. Bedroom two is situated to the rear of the property with views over the rear garden. The recently updated bathroom comprises a low level WC, vanity wash hand basin, panelled bath and heated towel rail with complementary tiling and an opaque double glazed window to the rear.

Externally, the property is situated on a larger than average plot. To the front of the property is a large garden, which is predominately laid to lawn with a gravelled area providing generous off-road parking. A side gate provides access to the rear of the property. The rear garden enjoys a patio area adjacent to the property with steps up to a lawned area.

This fantastic property is located in Wyke Regis; a popular suburb of Weymouth boasting local shops and amenities such as doctors, dentists, well-regarded schools, public houses and restaurants. A good bus service to surrounding areas is close by. The Fleet Nature Reserve, with access to the South West Coastal Path is also within walking distance of the property and offers scenic walks of the National Heritage Coastline and the magnificent Chesil Beach peninsula.

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







## The Property Cont'd/ . . .

Agents note:

The property is a former Aster home. There is a covenant stipulating that should the property be sold in the first ten years of the legal owner acquiring the property it has to be offered back to Aster to see if they would like to re-purchase it. This has been done. The expiry date of this covenant is August 2025.

If the new owner plans to extend the property, they would need to seek permission from Aster in the first instance, although permission is very likely to be granted.

All ex-local authority properties have covenants; for example, no boats or caravans are to be kept on the property. However, this is a blanket covenant which they are unlikely to enforce. Aster will consider applications to vary a covenant for individual properties and will not unreasonably withhold consent.

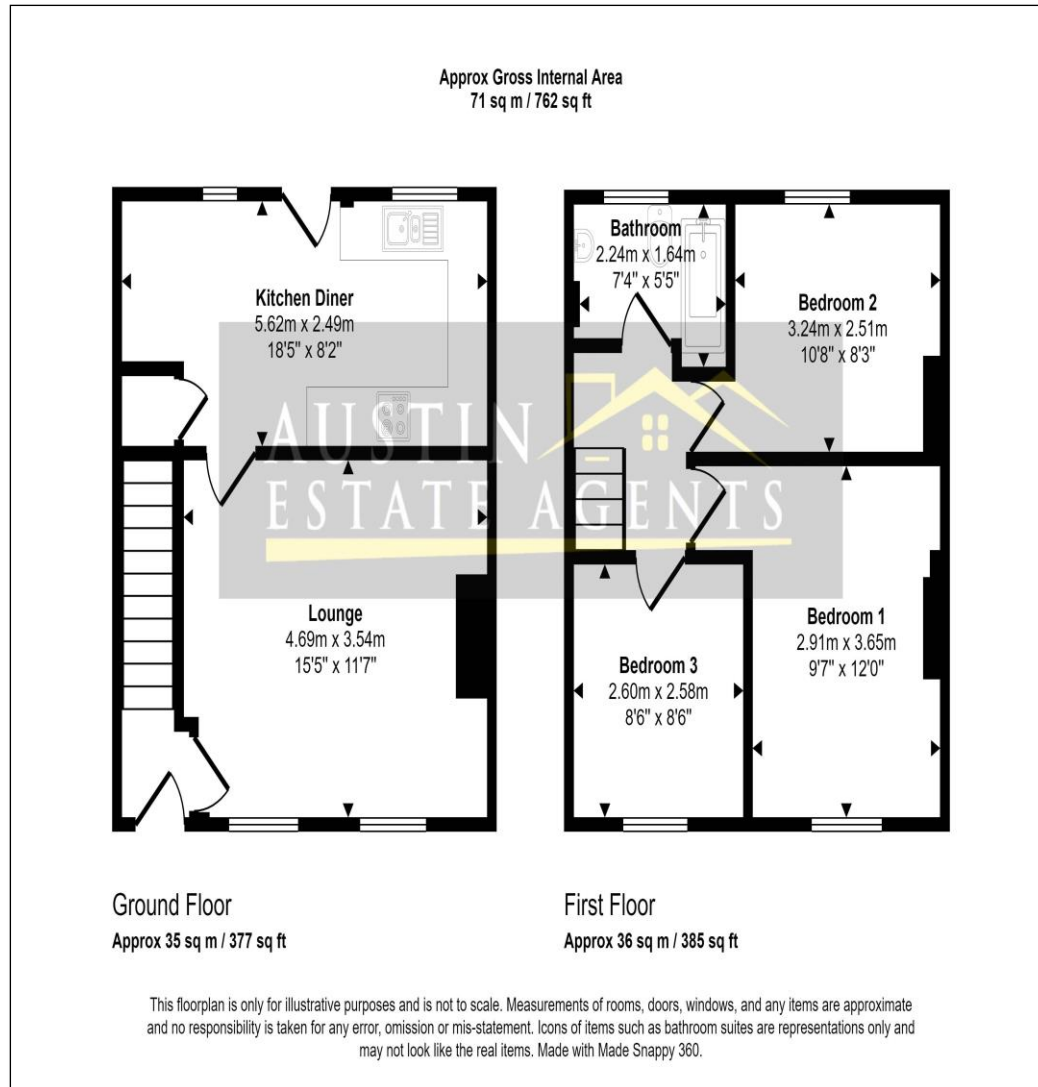
When originally purchased in 2015, Aster specified a service charge of approx. £50 per annum be attached to the property, which is charged for maintaining the communal areas to houses built at the rear of this property. As there is no direct access to these homes via this property, **this fee is not currently applicable and has not been enforced since 2015.**



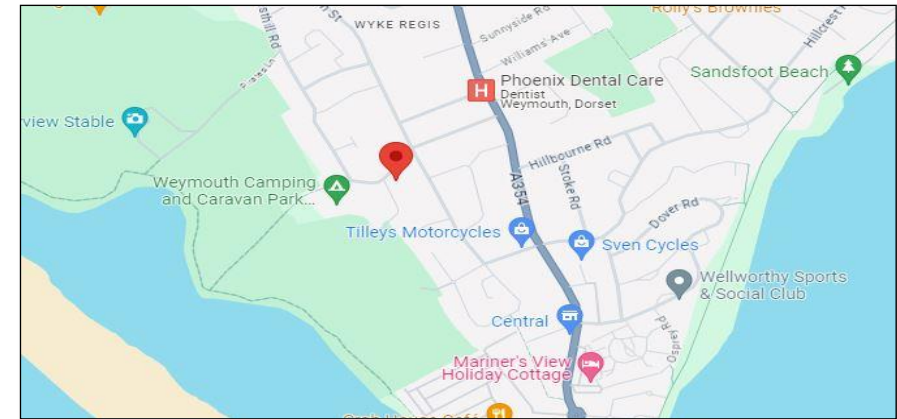




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      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.