



AUSTIN 
ESTATE AGENTS

Chamberlaine Road

Wyke Village

Weymouth

Dorset

DT4 9EX

Offers in Excess of £250,000

SUMMARY

- Charming Grade II Listed Cottage
- Three Bedrooms
- Accommodation Arranged Over Three Floors
- Open Plan Lounge / Diner
- Modern Fitted Galley Kitchen
- Family Bathroom
- Southerly Aspect Courtyard Garden
- Positioned In Old Wyke Square
- Highly Popular Location
- Ideal Investment or Main Residence





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 10' 5" x 20' 2" (3.17m x 6.15m)

Kitchen 5' 6" x 23' 6" (1.68m x 7.17m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 2" to wardrobes x 10' 0" (3.41m to wardrobes x 3.04m)

Bedroom Three 8' 4" x 5' 1" (2.55m x 1.56m)

Bathroom 7' 10" x 4' 7" (2.39m x 1.39m)

SECOND FLOOR

Bedroom Two 13' 0" x 11' 4" (3.97m x 3.46m)

OUTSIDE

Rear Courtyard Garden

THE PROPERTY

We are delighted to offer to the market a charming Grade II listed cottage, boasting well-presented accommodation arranged over three floors and situated in the heart of Old Wyke Square. This character end of terrace cottage benefits from a spacious open plan lounge/diner with open fireplace, large modern fitted kitchen, three bedrooms, family bathroom, gas central heating and double glazing throughout. Externally there is a rear southerly courtyard garden with a rear access gate.

Upon entering the property you are greeted by a hallway, which leads through to the spacious light and airy open plan lounge/diner. The lounge area is of front aspect, benefitting from an open fireplace with the dining area being sizeable enough to house a family sized table and chairs. From the dining area a rear aspect door provides access out to the private enclosed courtyard garden. Completing the ground floor accommodation is a large, rear aspect, galley style, modern kitchen, enjoying an extensive range of eye and base level storage cupboards, integral induction hob and electric fan oven with ample space for additional domestic appliances.

Stairs rise to the first floor where bedrooms one and three, along with the family bathroom are located. Bedroom one is a large front aspect double bedroom, offering floor to ceiling sliding mirror wardrobes. Bedroom three is an ideal guest room, currently being used by the vendors as a home office. The family bathroom comprises a modern suite with bath and shower over, vanity wash hand basin and WC. Stairs rise again to the second floor where bedroom two is located. Bedroom two is a further double bedroom, with built in eaves storage.

Externally this charming cottage offers a private southerly aspect enclosed rear courtyard with a rear access gate.

This lovely home is located in the heart of the highly desirable location of Old Wyke Village, which is renowned for its sense of community. The property enjoys easy access to local shops and amenities including a public house, health centre, library and well-regarded schools. A regular bus service to both Weymouth and Portland is within close proximity. Beautiful coastal walks are close by along the National Heritage Coastline at the Fleet Nature Reserve. The superb facilities of the National Sailing Academy is a short drive away.

To arrange a viewing, please contact Austin Estate Agents.

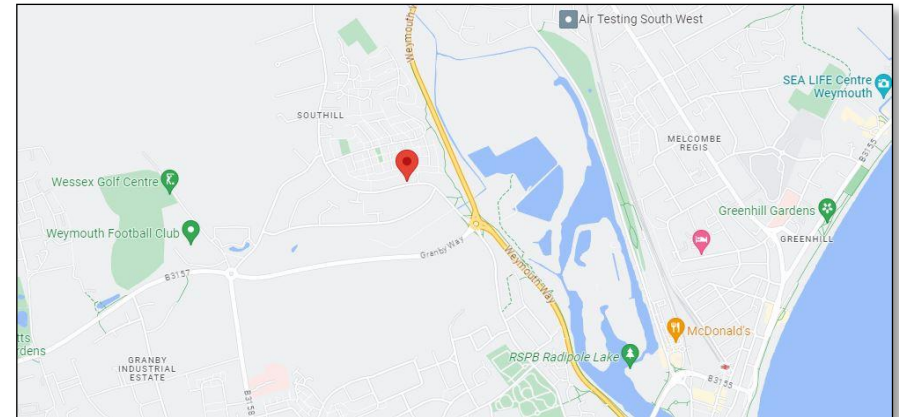




FLOORPLAN:



LOCATION:



COUNCIL TAX RATING: 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.