



85 Lodge Way, Weymouth, Dorset

A spacious, extended semi detached house situated in a popular location at Wyke Regis enjoying sea views across to Portland harbour and Chesil beach.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

85 Lodge Way, Weymouth, Dorset, DT4 9UU

- Extended semi detached house conveniently situated at Wyke Regis
 - Far reaching sea views over Portland harbour and Chesil Beach
 - Close to local amenities and schools
 - Spacious double aspect sitting room
 - Kitchen/dining room, study and utility/wet room
 - Four bedrooms
- Landscaped gardens with sun terrace and patio with sea views
 - Garage and off road parking

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

An extended semi detached house conveniently situated at Wyke Regis close to a range of local amenities and well regarded schools.

Built in 1978 and under the same ownership since new, the property enjoys far reaching views to the front across to Portland harbour and Chesil beach. The accommodation is extensive with front door leading into a hallway with cloakroom and stairs to first floor. A door leads to a delightful and very spacious double aspect sitting room with front aspect bay windows and oak flooring throughout. There is a two way open fireplace between the sitting room and kitchen/dining room. The kitchen is again very spacious with feature vaulted ceiling and French doors opening to the rear with tiled flooring. An 'L' shaped room, the kitchen area is fitted with a range of wall and floor cupboards with hardwood worksurfaces, integrated fridge and dishwasher, built in electric double oven and 5 ring gas hob. A side lobby has door to rear access and doors to a study and utility/wet room with gas fired boiler and useful larder.

On the first floor, the landing has hatch to loft, airing cupboard and oak floors throughout. There are four bedrooms (three double rooms) with two bedrooms enjoying sea views to the front with one room having access onto a balcony. There is a modern fitted shower room with full height tiled walls.

Outside

Outside, the property is approached via a path to the front, leading to attractive enclosed lawned gardens stocked with a range of flowers and shrubs, brick paved paths and timber decking patio. To the side are flower and shrub borders with raised brick sun terrace with sea views. There are 2 garden sheds and further patio area. Pedestrian side access leads to the rear with a large brick sun terrace, summerhouse and barbeque. A rear access leads to the garage with power and light connected and driveway for off road parking for one car.

Situation

Wyke Regis can be found on the southern edge of the town

close to Chesil Beach, Portland's 2012 Olympic Harbour and the sailing academy. The area boasts a wide range of amenities including schools, post office, mini supermarket, hairdressers, opticians, doctor's surgery, public house, restaurant, takeaways and access to walks along the Jurassic coastline. There is a regular bus service to the town centre which can be found within 2 miles and provides a range of shopping and educational facilities as well as a large sandy beach and picturesque harbour. Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. There is the beach as well as a picturesque inner harbour surrounded by a number of shops, eateries and bars. There are sailing and water sport facilities both in Weymouth and Portland. The area is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

Services

Mains gas, electric, water and drainage.
Gas fired central heating system

Broadband: We are informed that there are Ultrafast speeds in the area.

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

Local Authority

Dorset Council Tel: 01305 251010
Council tax Band D

Directions

From Dorchester, take the A354 signposted to Weymouth. Continue for approximately 8 miles and on approaching Manor Roundabout, take the second exit signposted to Town Centre and Portland. At the next roundabout proceed straight over taking the first exit. Continue along this road and continue straight over at the lights onto Westwey Road. At the Harbour lights junction, continue straight over onto Boot Hill. Continue up the hill passing through two sets of lights and bearing right at the top of the hill onto Buxton Road. Follow the road for approximately 1 mile and after passing the allotments on your left hand side, take a right hand turn into Lodge Way.



Lodge Way, Weymouth

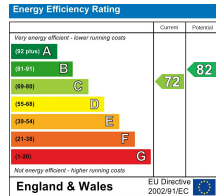
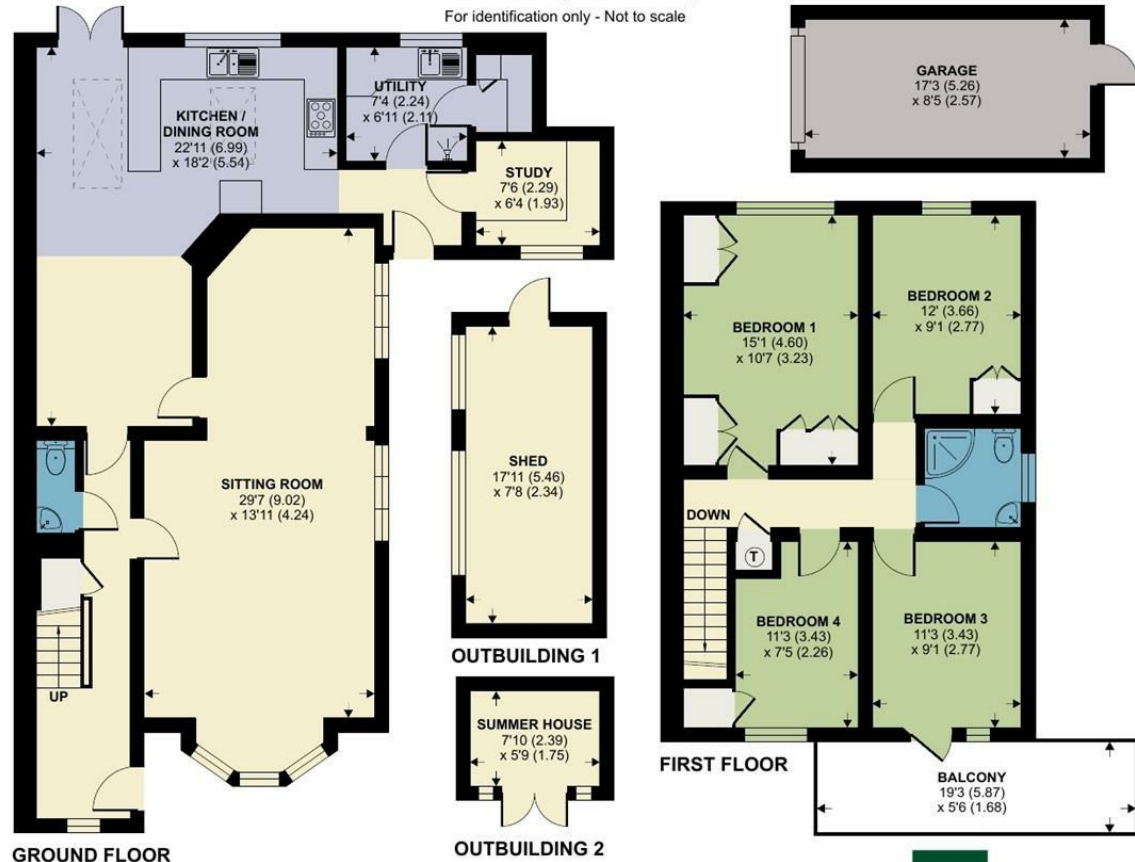
Approximate Area = 1653 sq ft / 153.5 sq m

Garage = 145 sq ft / 13.5 sq m

Outbuildings = 182 sq ft / 16.9 sq m

Total = 1980 sq ft / 183.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 1047771



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