

Symonds
& Sampson



Burdenfields
Wyke Regis, Weymouth, Dorset

Burdenfields

Bryants Lane, Wyke Regis
Weymouth, Dorset
DT4 9HB

An attractive individually built detached 4 bedroom house delightfully situated in a tucked away location close to Wyke Square.

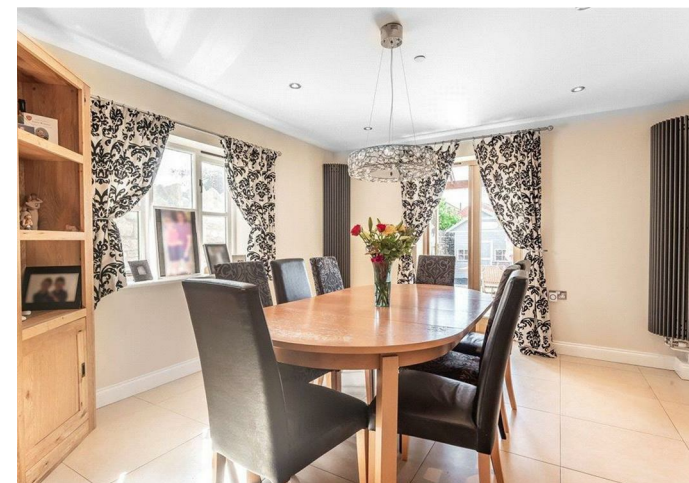


- Stunning individually built detached house
- Views towards Chesil Bank and the sea
- Situated a quiet tucked away position in Old Wyke
 - 4 bedrooms
 - 2 bathrooms
- South facing gardens
 - Double garage
- Walks over the Jurassic Coastline including the stunning Fleet Lagoon nearby
- Easy reach of Portland Harbour and Sailing Academy

Offers In Excess Of £635,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE DWELLING

Built in 2010 by the current owners with Purbeck stone elevations under a slate roof, the property is designed for modern living with the benefit of solar powered water, rainwater harvesting, central vacuum system and sprinkler system throughout.

ACCOMMODATION

On the ground floor, a porch leads into a welcoming hallway with oak flooring and doors leading to a double aspect sitting room with oak flooring, contemporary fitted cloakroom and impressive open plan kitchen/dining room.

The kitchen is extensively fitted with a range of oak fronted wall and floor cupboards with granite and oak worksurfaces, integrated dishwasher, fridge/freezer and slot in 5 ring range cooker. There is a feature central island with a range of units under. A door to the side leads into a useful utility room with door to outside.

On the first floor are 3 bedrooms with the main bedroom having an en-suite bathroom together with separate contemporary fitted shower room.

On the second floor is a further double bedroom and office area. From the stairs there is access to eaves storage.

OUTSIDE

Outside there is a detached double garage and gated access leading to an attractive lawned garden enjoying a southerly facing aspect enjoying delightful views across to Portland, large sun terrace with an outside bar, shrubs and flower borders.

SITUATION

Burdenfields is situated within the popular Wyke Regis area of Weymouth on the southern edge of the town close to the Jurassic Coastline, Chesil Beach, Portland Harbour and the National Sailing Academy. The area boasts many amenities including primary and secondary schools, a post office, a mini supermarket, hairdressers, opticians, a doctor's surgery, a public house, and takeaways.

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. 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.

DIRECTIONS

What3words:///reds.sheep.goods

SERVICES

Mains gas, electric, water and drainage.
Gas-fired central heating system.
Roof-mounted Solar Panels.

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

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

Council Tax Band: E (Dorset Council - 01305 221000)



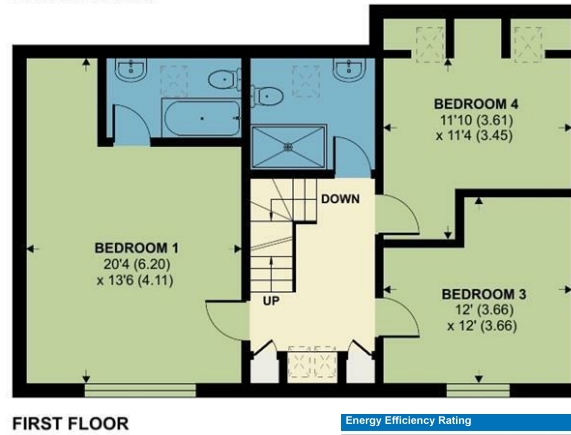
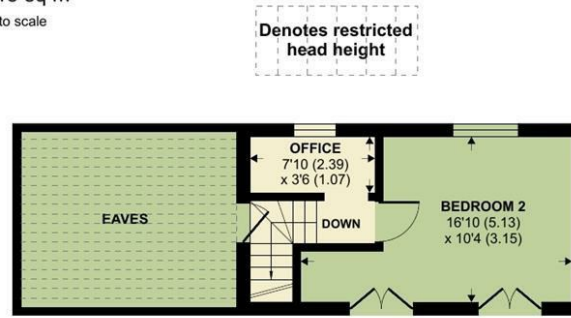
Bryants Lane, Weymouth, DT4 9HB

Approximate Area = 2133 sq ft / 198 sq m (includes garage)

Limited Use Area(s) = 158 sq ft / 15 sq m

Total = 2291 sq ft / 213 sq m

For identification only - Not to scale



Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (54-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 79 | 80 |
| | | EU Directive 2002/91/EC | |

Dorchester/JS/09.11.24 rev



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT