



21 Whitehead Drive  
Wyke Regis Weymouth, DT4 9XT

**Asking Price £295,000 Freehold**

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## 21 Whitehead Drive

Wyke Regis Weymouth, DT4 9XT

A spacious and very well presented two bedroom terraced house located in this popular location, close to the National Sailing Academy, The Fleet, and Harbour. Internally the property has a fitted kitchen, living room and cloakroom to the ground floor, and two double bedrooms and modern fitted shower room to the first floor, gas central heating, UPVC double glazed windows, an attractive rear garden and allocated parking.

### ENTRANCE HALL

Panel radiator, laminate flooring, and door to:

### KITCHEN

9'10" x 5'6" (3m x 1.70m)

Window to front, range of fitted base and wall units with roll top work surfaces, tiled splash backs, stainless steel sink with mixer tap, spotlights, built in electric oven, gas hob and extractor above, plumbing for washing machine and dishwasher, wall mounted 'Potterton' boiler, laminate flooring and panel radiator.

### CLOAKROOM

Window to front, low level WC, wash hand basin, panel radiator, tiled splash back and laminate flooring.

### LIVING ROOM

15'5" x 11'9" (4.70m x 3.60m)

Patio doors to garden, laminate flooring, dado rail, panel radiator and under stair storage cupboard.

### FIRST FLOOR LANDING

Stair rail, and loft hatch.

### BEDROOM ONE

11'9" x 9'10" (3.60m x 3m)

Window to rear, panel radiator, and laminate flooring.

### BEDROOM TWO

10'5" x 8'6" (3.20m x 2.60m)

Window to front, panel radiator, laminate flooring and storage cupboard.

### SHOWER ROOM

Large walk in glazed shower cubicle to on wall with tiled splash back and multi function wall shower, low level WC, wash hand basin with storage below, chrome heated towel rail, laminate flooring, spotlights and extractor fan.







### OUTSIDE

To the front there is hard standing brick paved area with outside light and utility meters and steps to the front door with over head storm porch. To the rear of the property is a paved patio area, with pathways, an AstroTurf area, storage shed, outside power points, washing line and rear access which leads to an allocated parking space and additional visitors parking.

### COUNCIL TAX

Currently exempt due to being holiday let.

### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 25 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas No Risk

Surface Water High

Services

The property is supplied with mains gas, electricity and water, and mains drainage.



### LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





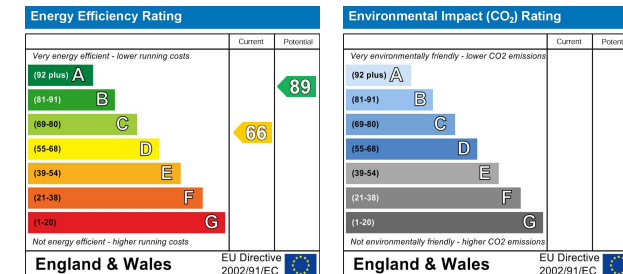
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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