






62 Dover Road
Weymouth, DT4 9DD

£305,000 Freehold

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A Three bedroom detached house with garage and driveway located in Wyke Regis a short walk from the Rodwell trail and Portland Harbour and with some views to Portland Harbour, There are also excellent local amenities available within Wyke Regis. The three bedroom accommodation is fairly compact and benefits from Gas Central Heating, UPVC double Glazed windows, A Kitchen Diner and a Ground Floor WC, there is also a garden to the front and a small patio area to the rear. Available vacant with no forward chain.

Entrance Hall

Understairs Cupboard

Cloakroom

WC and wash hand basin

Lounge

10'7" x 10'4" (3.23 x 3.15)

French doors to garden

kitchen Diner

17'5" x 11'11" max measurements l shaped

(5.33 x 3.65 max measurements l shaped)

Range of modern coloured kitchen units comprising sink unit set into work top with drawers and cupboards below with electric hob and oven below, wall mounted cupboards, ample space for table and chairs, door to rear patio area, cupboard housing gas boiler.

Landing

Bedroom 1

10'2" x 9'3" max (3.10 x 2.83 max)

Sea view to Portland Harbour

Bedroom 2

10'9" x 7'3" (3.28 x 2.23)

Sea view to Portland Harbour

Bedroom 3

7'3" x 6'5" (2.22 x 1.96)

Bathroom

White suite with panel bath wash hand basin & WC





Garage & driveway

Driveway providing off road parking and leading to a Garage 5.20 x 2.89 with up and over door and side pedestrian door

Outside

Most of the garden is to the front and will be freshly turfed, there is a small patio area to the rear also with a water tap

Council tax

Band B with Dorset Council

Construction

Traditionally built with brick elevations under a pitched roof

Utility Supplies

Mains gas, electric, water and drainage connected

Flood Risk

No risk from rivers or sea, low risk from surface water

Phone and Broadband signal strength and coverage

Mobile phone signal strong O2 & 3 average signal for vodafone & EE

Sky & BT tv is available, Virgin tv is not available

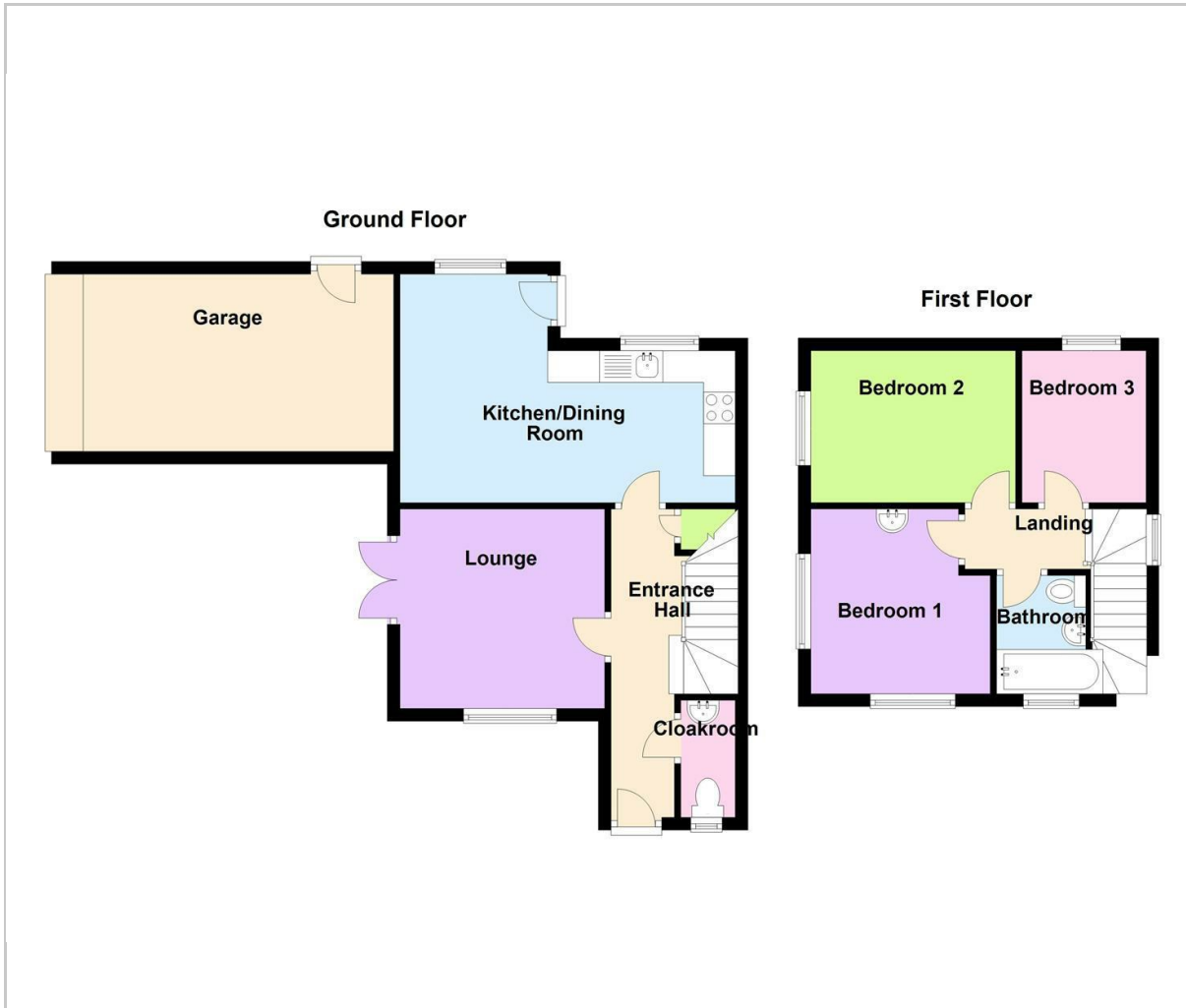
Broadband speeds standard 5 mbps Superfast 80 mbps, ultra fast 1000 mbps

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



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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Area Map



Energy Efficiency Graph

