



1 Dowman Place

Wyke Regis Weymouth, DT4 9XR

Asking Price £335,000 Freehold

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A spacious and very well presented two bedroom end of terrace house located in this popular location, close to the National Sailing Academy, The Fleet, and Harbour. Internally the property has a modern fitted kitchen, living room, a UPVC double glazed conservatory and cloakroom to the ground floor, and two double bedrooms and fitted bathroom to the first floor, gas central heating, UPVC double glazed windows, an attractive rear garden, a garage with parking. the property is being sold vacant with no forward chain.

ENTRANCE PORCH

Triple aspect, door into:

ENTRANCE HALL

Stairs to first floor, fuse box, door to:

CLOAKROOM

Double aspect room, low level WC, wash hand basin with storage below, chrome heated towel rail, and tiled walls.

KITCHEN

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

Window to front, modern range of eye level base and wall units with work tops, stainless steel sink with mixer taps, built in electric oven, gas hob and extractor above, integrated fridge freezer and washing machine, heated towel rail, tiled splash backs and flooring, wall mounted 'Potterton' boiler, and spotlights.

LIVING ROOM

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

Panel radiator, storage cupboard, and sliding doors into:

CONSERVATORY

12'9" x 8'6" (3.90m x 2.60m)

Triple aspect, panel radiator, and double doors to garden.

FIRST FLOOR LANDING

Window to side, and loft hatch.

BEDROOM ONE

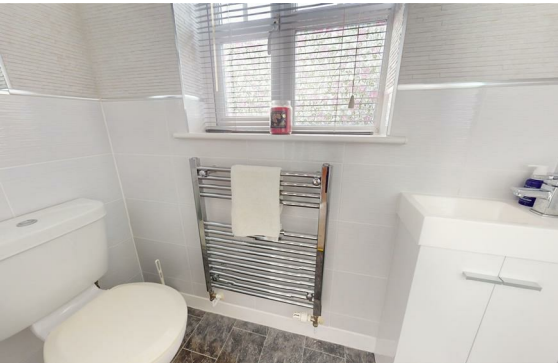
11'9" x 9'6" (3.60m x 2.90m)

Window to rear, good range of fitted wardrobes, storage cupboards and drawer units, and panel radiator.

BEDROOM TWO

11'9" x 9'6" (3.60m x 2.90m)

Window to front, good range of fitted wardrobes, storage cupboards and drawer units, and panel radiator.





BATHROOM

Panel bath with mixer tap and hand shower attachment, low level WC, wash hand basin, chrome heated towel rail, tiled walls, spotlights and extractor fan.

OUTSIDE

To the front and side there is block brick paving with raised flower beds and borders, and to the rear is a walled enclosed private garden, laid to block paving and gravel, flower beds and borders, and mature shrubs, outside light and power points. There is rear access leading to a private garage GARAGE measuring 5.20m x 2.60m (17' x 8'6") with electric roller door, power and lighting and eaves storage above.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 26 mbps

Any 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

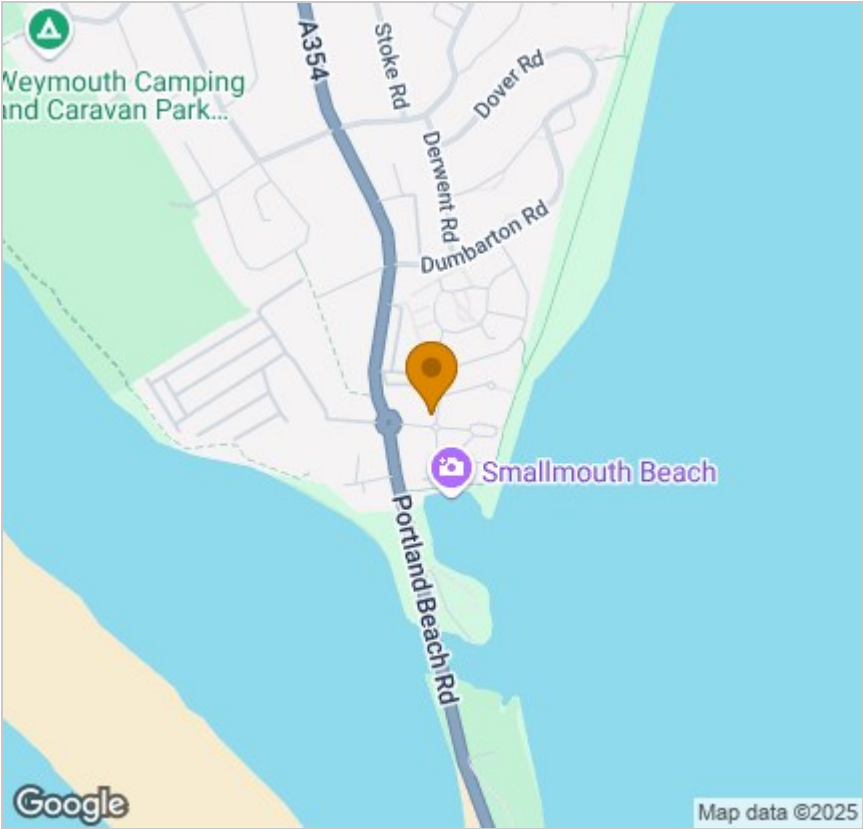


Viewing

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

