



34 Whitehead Drive

Wyke Regis Weymouth, DT4 9XT

Asking Price £495,000 Freehold



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Wyke Regis Weymouth, DT4 9XT

Over looking Portland Harbour is this three bedroom Semi-detached house located in a much sought after location offering beautiful SEA VIEWS to Sandsfoot Castle, Chesil Beach & Portland Harbour. Ideally situated, close to the National Sailing Academy and Rodwell Trail, Weymouth Town Centre & Harbour is approximately 2 1/2 miles away and there are excellent local amenities close by within Wyke Regis. The property offers spacious accommodation over 3 floors, fitted with an open plan kitchen and modern fitted bathrooms.

Entrance Hall
16'8" x 3'3" (5.1 x 1.0)

WC
WC and wash hand basin

Kitchen
13'9" x 12'1" (4.2 x 3.7)
Extensive range of kitchen units with sink unit set into worktops with drawers and cupboards below, oven gas hob, dish washer, wall mounted cupboards and ample space for a kitchen table

Sun Room
11'9" x 7'6" (3.6 x 2.3)
Double doors leading out to the garden

Lounge
13'1"x 12'1" (4.0x 3.7)
Electric wall mounted Fire, door leading to Balcony over looking Sandfoot Castle

Shower Room
10'2" x 2'3" (3.1 x 0.7)
Fitted with white suite comprising a tiled shower wash hand basin and WC, tiled walls and floor

Bedroom 2
13'9" x 12'1" (4.2 x 3.7)

Bedroom 1
17'4" x 12'1" (5.3 x 3.7)
Door leading to En- Suite

En-Suite
10'9" x 2'3" (3.3 x 0.7)
Fitted with white suite comprising a tiled shower wash hand basin and WC, tiled walls and floor





Bathroom

6'2" x 5'6" (1.9 x 1.7)

Fitted with white suite comprising panel bath with overhead wall mounted shower, wash hand basin, WC tiled walls and floor

Bedroom 3

12'1" x 9'10" (3.7 x 3.0)

Garage

Electric Roller Door leading to garage from driveway

Outside

Walled patioed garden with two electric socket

Phone and Broadband signal strength and coverage

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 26 mbps ultrast 1800 mbps

Construction

Traditionally built with brick elevations under a pitched roof

Council Tax

Band E with Dorset Council

Flood Risk

No risk from rivers & sea Medium risk from surface water

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

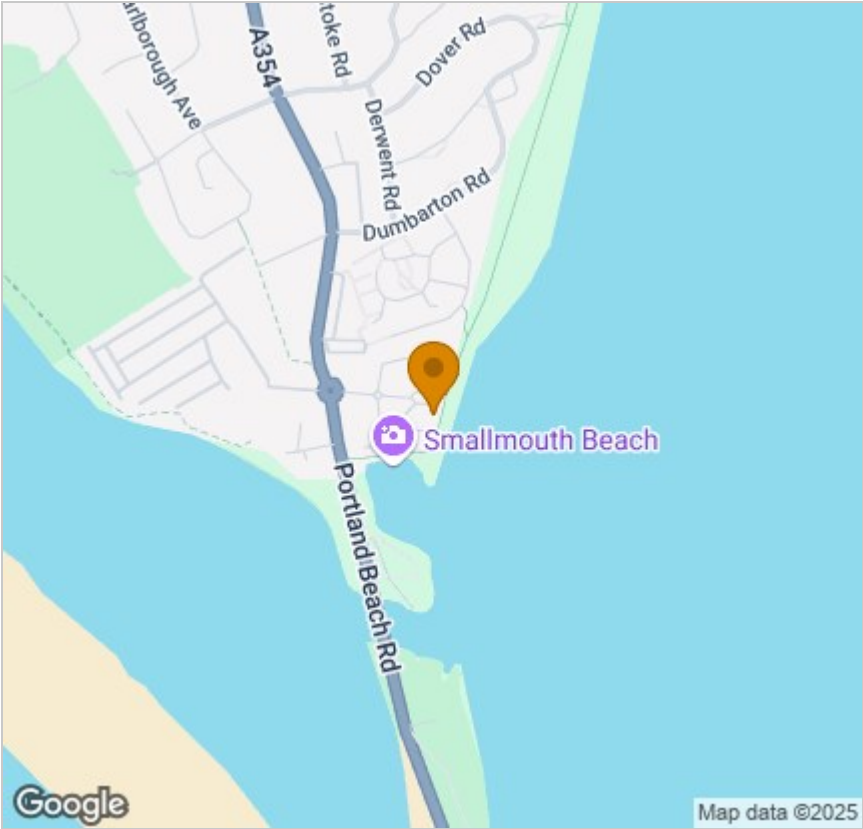


Viewing

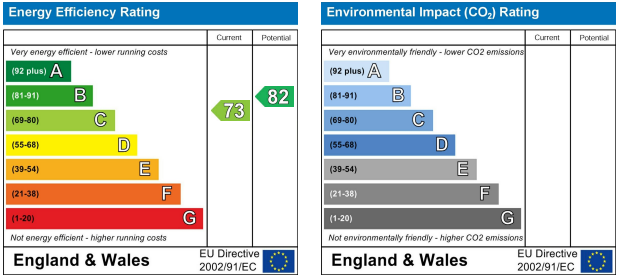
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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