



Stoke Road
Weymouth, DT4 9JF

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Asking Price
£325,000 Freehold

Hull 
Gregson
Hull

Stoke Road

Weymouth, DT4 9JF

- Detached Bungalow
- Two Double Bedrooms
- Sun Room/Garden Room
- Kitchen/Diner
- No Onward Chain
- Situated In Wyke Regis
- Close To Local Amenities
- Close To Walks Along The Rodwell Trail & Chesil Beach
- Close To Bus Stop
- Generous Sized Westerly Garden

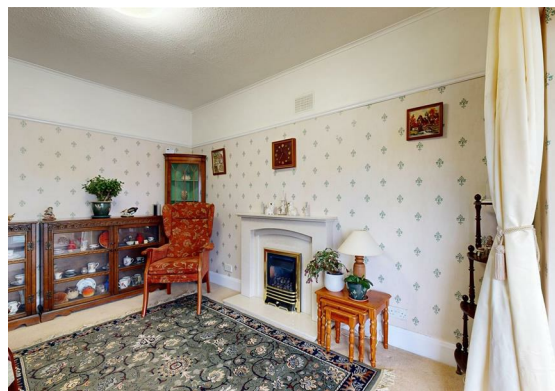




A well proportioned two bedroom DETACHED BUNGLAOW situated in WYKE REGIS boasting a GENEROUS WESTERLY FACING GARDEN, attractive BOW WINDOWS and just minutes from the CHESIL BEACH, a bus stop and all amenities in Wyke Regis.



A double glazed door leads into the entrance hallway with access into all accommodation. A generous sized kitchen/diner is situated to the front of the property, with a lovely bow window creating a light and airy space, sizeable enough to house a dining room table and chairs. The kitchen comprises a range of wall



and base units, an inset stainless steel sink unit with drainer as well as space for a freestanding cooker, washing machine and fridge freezer. There is a wall mounted gas boiler. A doorway leads from the kitchen area out to the side of the property.

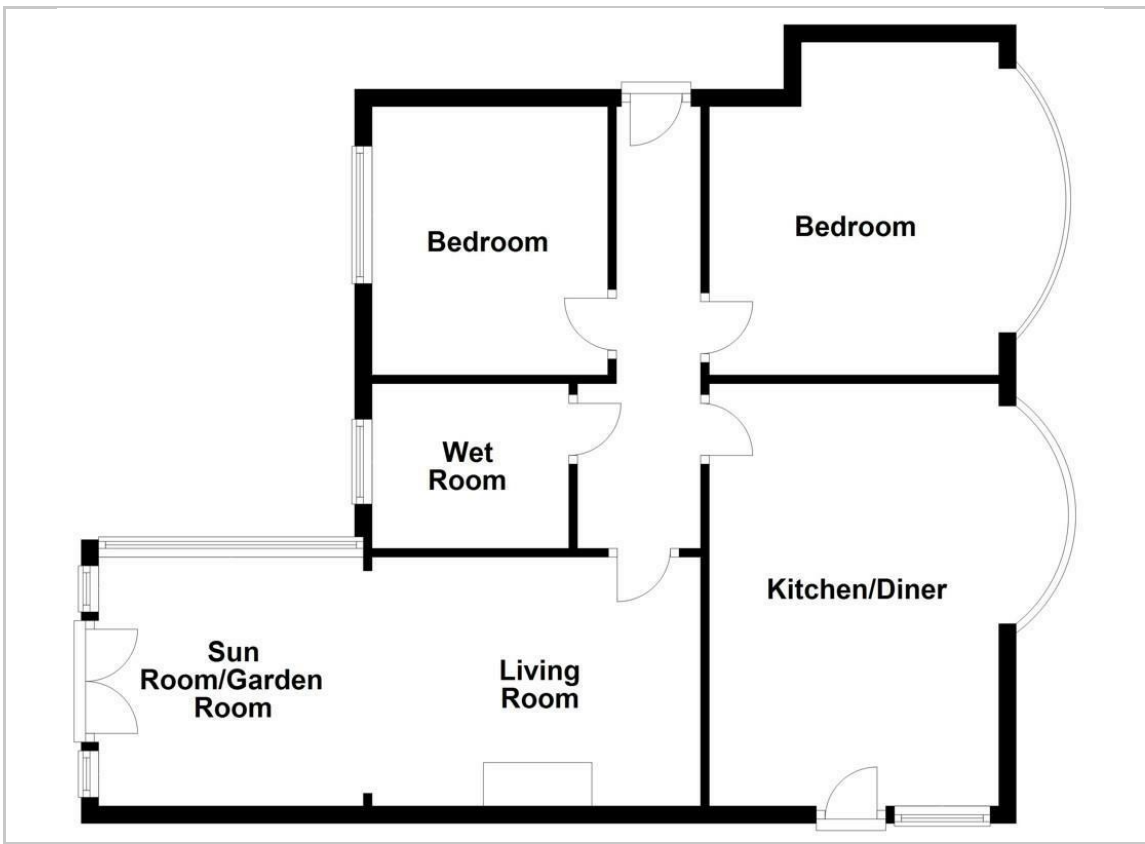
The living room is situated to the rear of the property; a square room with feature fireplace providing a lovely focal point, with a square arch opening leading into a dual aspect sun room/garden room, with French doors leading onto the rear garden.

Further accommodation includes two double bedrooms and a wet room. Both bedrooms are generous doubles, one situated to the front of the property, the other to the rear.



The wet room comprises a walk in shower enclosure with seat and grab handle, a low level WC and a pedestal wash hand basin.

Outside is a generous sized westerly facing rear garden, predominantly laid to lawn, with a variety of planters and vegetable patches. There is space for a shed and a patio area.



Living Room
12'5" x 10'0" (3.79 x 3.05)

Sun Room/Garden Room
10'0" x 9'4" (3.05m x 2.84m)

Kitchen/Diner
15'10" x 10'11" + bay (4.85m x 3.35 + bay)

Bedroom One
10'6" +bay x 8'0" +recess (3.22 +bay x 2.45 +recess)

Bedroom Two
10'0" x 8'11" max (3.06 x 2.73 max)

Additional information

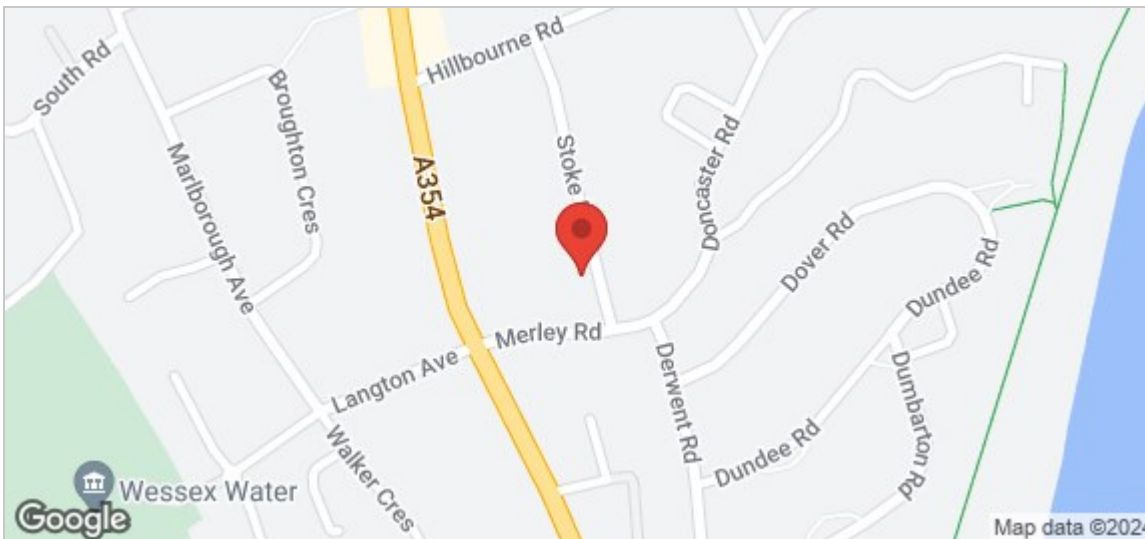
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow
Property construction: Traditional Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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, property construction, services, & 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC