



Doncaster Road | | Weymouth | DT4 9JH

**Offers Over £274,000**

BEAUMONT  JONES



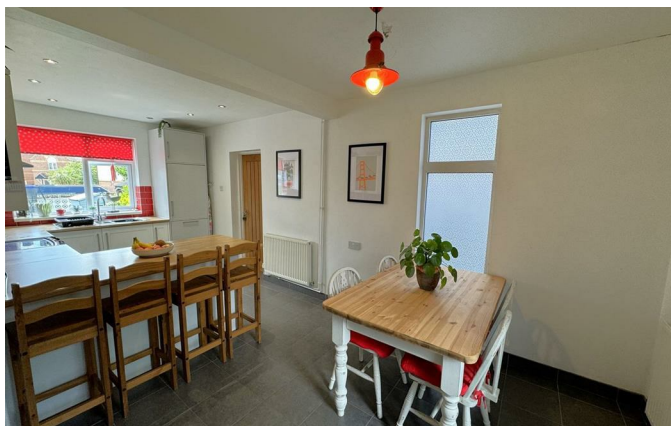
**Doncaster Road |  
Weymouth | DT4 9JH  
Offers Over £274,000**

We are delighted to offer a spacious and well-presented two double bedroom home within the popular location of Wyke Regis. The property offers a South facing rear garden, off road parking for two cars, modern kitchen/diner, living room, conservatory, brick built side lean-to being used as a utility, downstairs wet room and family bathroom. Viewing of this property is a must to appreciate the size and scope to extend STPP.

- Two Double Bedrooms
- Wyke Regis Location
- Great Scope to Extend STPP
- South Facing Rear Garden
- Off Road Parking For Two Cars
- Two Bathrooms
- Conservatory
- Brick Built Side Lean-to
- Ideal First Time Purchase
- Modern Kitchen/Diner

### Full Description

Entrance into the property is via a side aspect double glazed door leading into a generous sized porch with dual aspect double glazed windows, a further double glazed door leads into the hallway with stairs rising to the first floor, built in under stair storage cupboard housing the meters, an archway leads through to the kitchen/diner and a door leads into the living room. The living room offers a rear aspect sliding patio door leading into the conservatory, feature fireplace and a wall mounted radiator. The double glazed conservatory offers dual aspect windows, rear aspect door leading out onto the South facing rear garden, power points





This is the perfect first time purchase offering lots of space and a South facing rear garden.

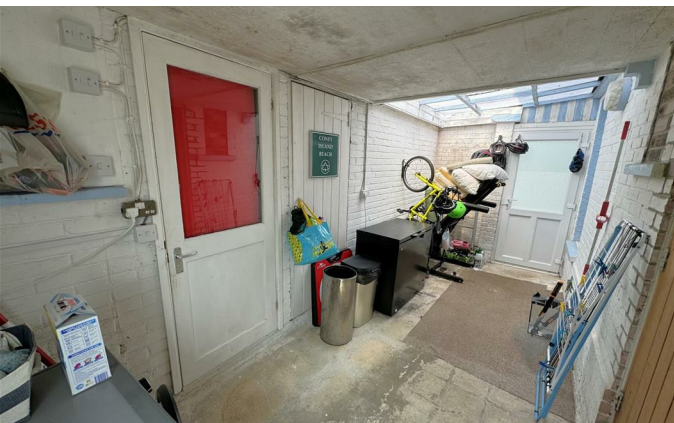


and wall lighting. The beautiful and generous sized kitchen/diner offers dual aspect double glazed windows, side aspect wooden door leading out into the brick built side lean-to, eye and base level units with work surfaces over, breakfast bar seating for four, integrated fridge and dishwasher, space for a gas cooker, wall mounted extractor hood, two wall mounted radiators, one and a half stainless steel sink unit with drainer and space for a dining table and chairs. The brick built side lean-to is currently being used as a utility and store area offering space and plumbing for a washing machine, space for a freezer, large built in cupboard for storage, wall lighting, power points, front and rear aspect double glazed doors and a door leads into a wet room. The wet room comprises of a low level WC, wall mounted wash hand basin and a wall mounted shower system.

The first floor offers a landing area with a front aspect double glazed window, built in airing cupboard housing the gas combi boiler and loft access via a hatch. The loft could easily be converted to add an additional bedroom STPP, Doors off the landing lead to two double bedrooms and the main bathroom. Bedroom one is a generous sized double offering a rear aspect double glazed window, built in cupboard, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a further double offering a rear aspect double glazed window, built in cupboard, wall mounted radiator and space for bedroom furniture. The main bathroom has a modern suite comprising a P-Shaped panel enclosed bath with a wall mounted mixer shower system over, vanity wash hand basin, concealed WC, wall mounted towel rail heater and dual aspect double glazed windows.

Outside offers a generous sized south facing rear garden with a raised patio area abutting the property with raised flower beds. Steps lead down to the main garden area which is mainly laid to lawn with a further patio area and a large







bark play area. There is water feature, planted shrubs, external double power point and water supply. The front of the property offers a hard standing driveway providing off road parking for two cars.

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Great scope to extend to make a further bedroom by converting the loft and extending out to the rear and side STPP.

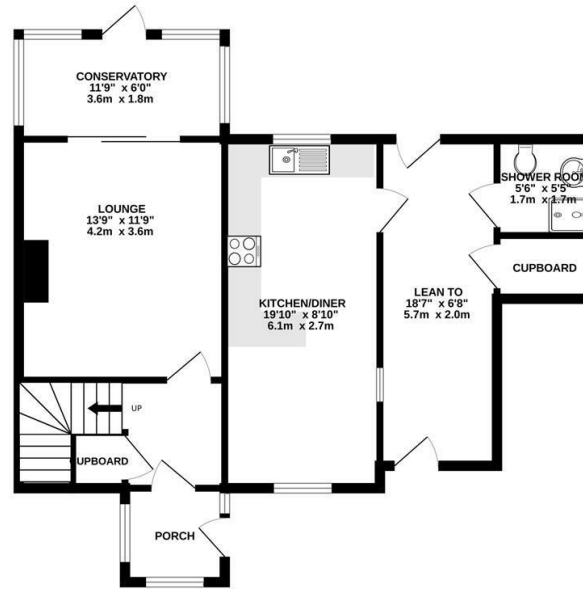




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">71</span> <span style="font-size: 2em; font-weight: bold; margin-left: 20px;">85</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

*We value more than your property*

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

33 St Thomas Street  
Weymouth  
Dorest  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk