



Parkmead Road | Wyke Regis | Weymouth | DT4 9AL

Offers Over £190,000

BEAUMONT  JONES

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We are delighted to bring to the market this generous sized two-bedroom terrace house set in Wyke Regis. In need of modernisation but offering great potential, accommodation includes two reception rooms, kitchen, two bedrooms and family bathroom. This would make an ideal buy to let or first-time purchase.

- Generous Sized Two Bedroom House
- In Need of Modernisation
- Good Sized Rear Garden
- Popular Location in Wyke Regis
- Potential to Extend (STPP)

Full Description

Accommodation

Entrance to the property is via the front door opening into the living room, a generous size with front aspect window and focal fireplace, there is storage under the stairs and a doorway into the dining room. This is a good sized second reception room with rear aspect window and further focal fireplace. There is access from here into the galley style kitchen which offers a range of wall and basin units, side aspect window and door to the garden.

Returning to the living room, stairs rise to the first-floor landing with access to the remaining accommodation. Bedroom one, which is a generous sized double bedroom with front aspect window. Bedroom two, a generous sized single room



Set in the Popular
Family Friendly
Location of Wyke
Regis



overlooking the garden. The bathroom currently has a corner bath with shower attachment, low level WC and wash hand basin.

Outside

To the front of the property is small walled lawn area with pathway leading to the front door. The rear garden is accessed via the kitchen to a patio area abutting the property. There is ample space for an extension (subject to the necessary consents) with a generous sized rear garden laid to lawn.

Location

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. With Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline all within easy reach. Set close to the pretty old Wyke village, this is also a popular residential area with excellent bus links into Weymouth, convenient shopping and well-regarded schools. There is access to superb coastal walks via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - Gas central heating. Mains electric & drainage.

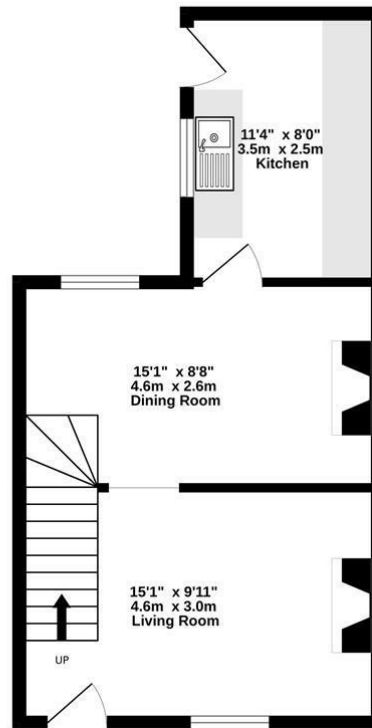
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

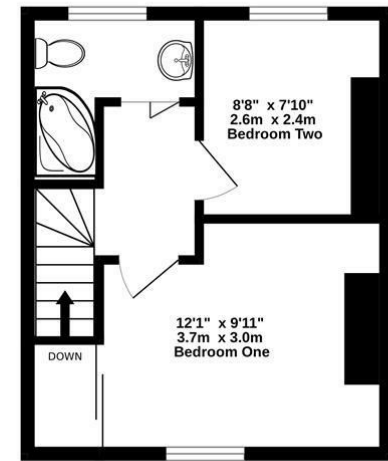


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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.
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We value more than your property

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