



Sunnyside Road | | Weymouth | DT4 9BL

**Offers Over £269,500**

BEAUMONT  JONES

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We are delighted to offer a three bedroom period bay fronted semi-detached family home within the popular location of Wyke Regis. Located close to good local regarded schools the property offers off road parking for one car, far reaching sea views, generous sized lounge with an open fire, kitchen/diner, utility, downstairs cloakroom, three bedrooms, family bathroom and a generous sized South facing rear garden.

- Three Bedroom Semi-Detached House
- Off Road Parking For One Car
- Kitchen/Diner plus Utility & Downstairs Cloakroom
- Great School Catchment
- Bay Fronted
- South Facing Rear Garden
- Wyke Regis Location
- Far Reaching Sea Views

**Full Description**

Entrance into the property is via a front aspect double glazed composite door leading into the hallway with a front aspect double glazed window, stairs rise to the first floor, two built in under stair storage cupboard ones of which houses a tumble dryer and doors lead through to the main principle rooms. The generous sized bay fronted living room has fitted window shutters and working open fire. The spacious kitchen/diner is the ideal family room with rear aspect double glazed patio doors leading out onto a raised decking area, side aspect double glazed window, eye and base level units with work surfaces over, integral eye level oven with inset four ring gas



A period bay fronted semi-detached house located within Wyke Regis with off road parking and a South facing rear garden.

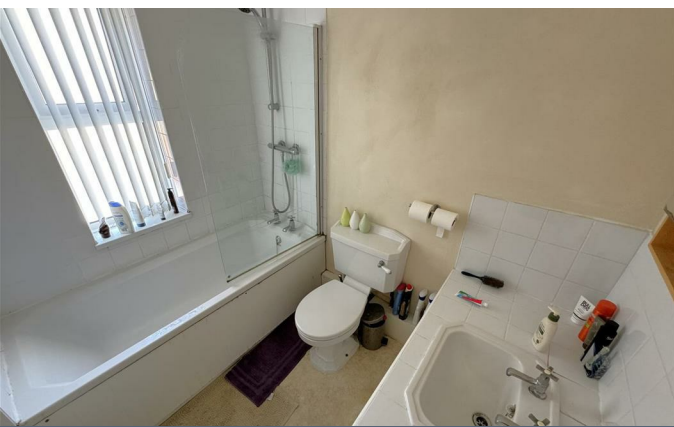


hob and extractor hood over, space and plumbing for a dishwasher, space for an American fridge/freezer, space for a dining table and chairs and a feature place can also be found within the dining area. An opening off the kitchen leads through to a utility room with a side aspect double glazed door leading out onto the raised decking area, space and plumbing for a washing machine and a wall mounted gas boiler. A door leads through to a cloakroom with a low level WC, wall mounted wash hand basin and a rear aspect double glazed window.

The first floor offers a landing area with a side aspect double glazed window, loft access via a hatch and doors lead through to three bedrooms and family bathroom. Bedroom one is a generous sized double with a front aspect double glazed bay window and a feature fireplace. Bedroom two is a further double offering a rear aspect double glazed window with half fitted shutters and far reaching sea views. Bedroom three is a single room with a rear aspect double glazed window offering far reaching sea views. The bathroom comprises a panel enclosed bath with a wall mounted mixer shower system over, low level WC, vanity wash hand basin and a front aspect double glazed window.

Outside enjoys a raised decking area abutting the kitchen/diner and utility with steps leading down to a patio area and the remaining garden is laid to lawn with planted shrubs and trees. The garden is fully enclosed with gated side access and access to storage underneath the property. The garden is a great sun trap being South facing. The front of the property offers a block paved driveway providing off road parking for one car.

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 with-in 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. There are good regarded primary and secondary schools also close by.

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

Services: - Gas central heating. 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.

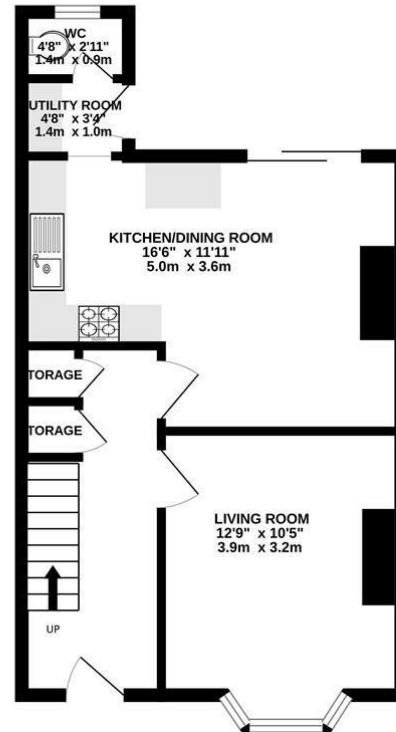


The property sits within a good school catchment area making this the ideal family home/first time purchase.

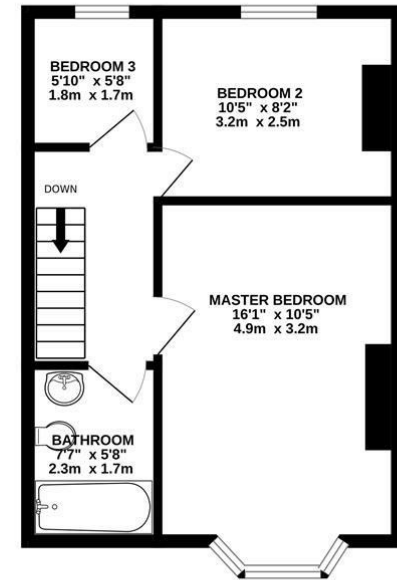


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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*

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