



Broadmeadow Road | Wyke Regis | Weymouth | DT4 9BT

Offers Over £350,000

BEAUMONT  JONES

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We are delighted to offer a three bedroom detached family home with a large Southerly facing rear garden located within a quiet residential cul-de-sac in Wyke Regis. The property offers a spacious hallway, two reception rooms, modern kitchen & bathroom, garage, external office with underfloor heating and a driveway providing off road parking for several cars.

- Three Bedroom Detached Family Home
- Ample Off Road Parking & Garage
- Two Reception Rooms
- Planning Permission In Place To Extend
- Large Southerly Facing Rear Garden
- External Home Office With Underfloor Heating
- Modern Kitchen & Bathroom
- Quiet Cul-De-Sac In Wyke Regis

Full Description

Entrance into the property is via a raised front aspect double glazed door leading into a spacious and welcoming hallway with stairs rising to the first floor, two built in under stairs storage cupboards and doors lead through to the main principle rooms. The generous sized dining room has a large front aspect double glazed window and beautiful exposed floorboards. The cosy living room offers a set of rear aspect double glazed sliding patio doors leading out onto the garden, wood burning stove and beautiful exposed floorboards. The modern fitted kitchen consists of eye and base level units with work surfaces over, integral eye level double oven with



This great family home has a larger than average Southerly facing rear garden.



inset five gas burner and extractor hood over, space and plumbing for all kitchen appliances including washing machine, dishwasher, fridge/freezer and tumble dryer. Dual aspect double glazed windows and a side aspect double glazed door leading out onto the garden and side access.

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 rear aspect double glazed window overlooking the large garden. Bedroom two is a further double offering a front aspect double glazed window with far reaching views over Weymouth. Bedroom three is a single room with a front aspect double glazed window. The family bathroom has a modern suite comprising a P-Shaped panel enclosed bath with a wall mounted mixer shower system over, low level WC with a concealed cistern, vanity wash hand basin, double wall mounted towel rail heater, built in cupboard housing the gas combi boiler and a rear aspect double glazed window.



Outside offers a large Southerly facing rear garden mainly laid to lawn with a decking area abutting the living room, ideal for a hot tub with external power points. Planted shrubs and trees. There is access into the garden via a side door, the main garage door is an electric roller door and offers power and lighting. Extended off the garage is an external home office providing power, lighting and underfloor heating. There is a large side area with gates leading to the front block paved driveway providing off road parking for several vehicles.



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.

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

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

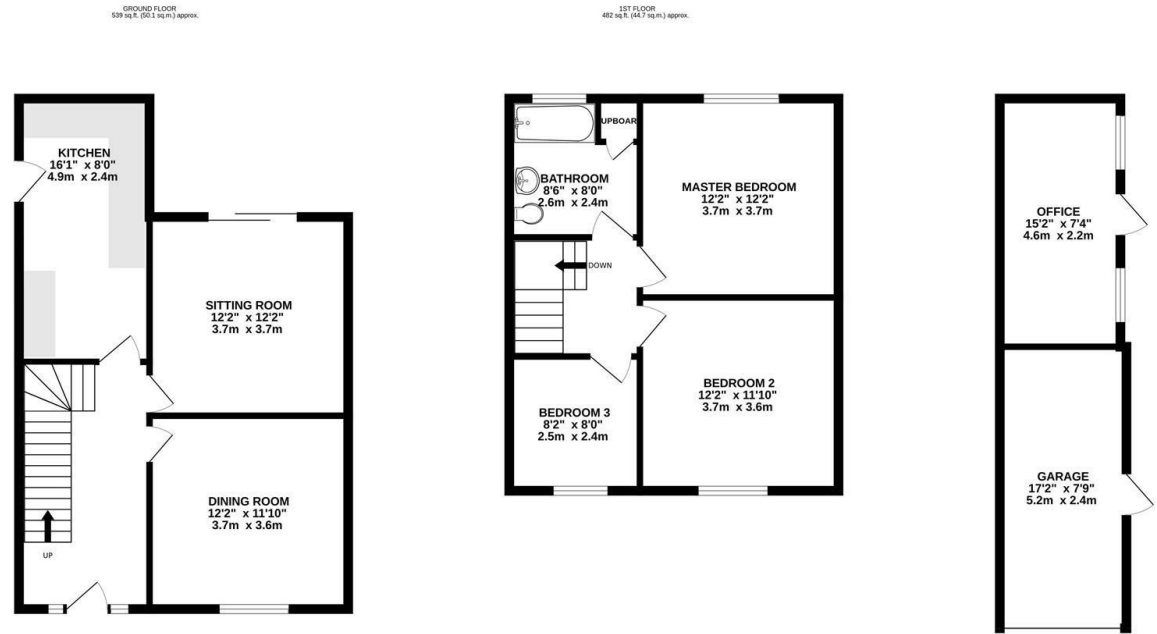
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Located within a quiet residential cul-de-sac in Wyke Regis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(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	



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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