



Victoria Road | | Weymouth | DT4 9AA

£240,000

BEAUMONT  JONES

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We are delighted to offer a period three bedroom bay-fronted terraced house within the popular location of Wyke Regis. This well-presented home would make an excellent first time purchase offering a bay-fronted living room into open plan dining room, kitchen opening to utility, three bedrooms, great sized family bathroom and a low maintenance rear garden.

- Immaculately Presented Throughout
- Ideal First Time Purchase
- Three Bedroom Period Terraced House
- Wyke Regis Location

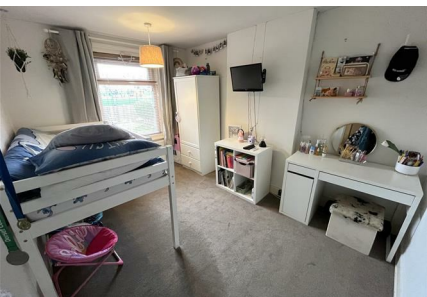
Full Description

Entrance into the property is via a front aspect double glazed door leading into an inner hall/porch with a further door leading into the hallway with stairs rising to the first floor, door leads through to the downstairs accommodation. The bay fronted open plan lounge/diner is a generously sized area offering dual aspect double glazed windows, two wall mounted radiators, plenty of space for living room furniture as well as a dining table and chairs. There is also a open under stair storage cupboard and a wooden door leading through to the kitchen. The galley style kitchen offers a range of eye and base level units with integral double oven, four ring gas hob with extractor hood over, stainless steel sink, side aspect double glazed window, opening to a utility area offering space and plumbing for a washing machine, tumble dryer and fridge freezer as well as a rear aspect double glazed window, from the kitchen there is a door leading to the rear garden.

Returning to the hallway with stairs rising to the split level first floor landing which offers space for a desk, access to loft via the hatch and doors leading



Perfect first time buy with three bedrooms, open plan lounge/diner and modern bathroom.



to the remaining accommodation. The master bedroom is a large and spacious double offering a front aspect double glazed bay window and ample space for bedroom furnishings. Bedroom two is also a double room with a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a single room with a front aspect window and a wall mounted radiator. The modern family bathroom offers enclosed bath with shower overhead, hand wash basin with pedestal, low level WC, heated towel rail, rear aspect opaque window and two storage cupboards one of which houses the combination boiler.

Outside offers a fully enclosed rear garden laid to patio, AstroTurf, shingled border and hard standing for table and chairs. The front garden is hard standing with steps rising to the main front door.

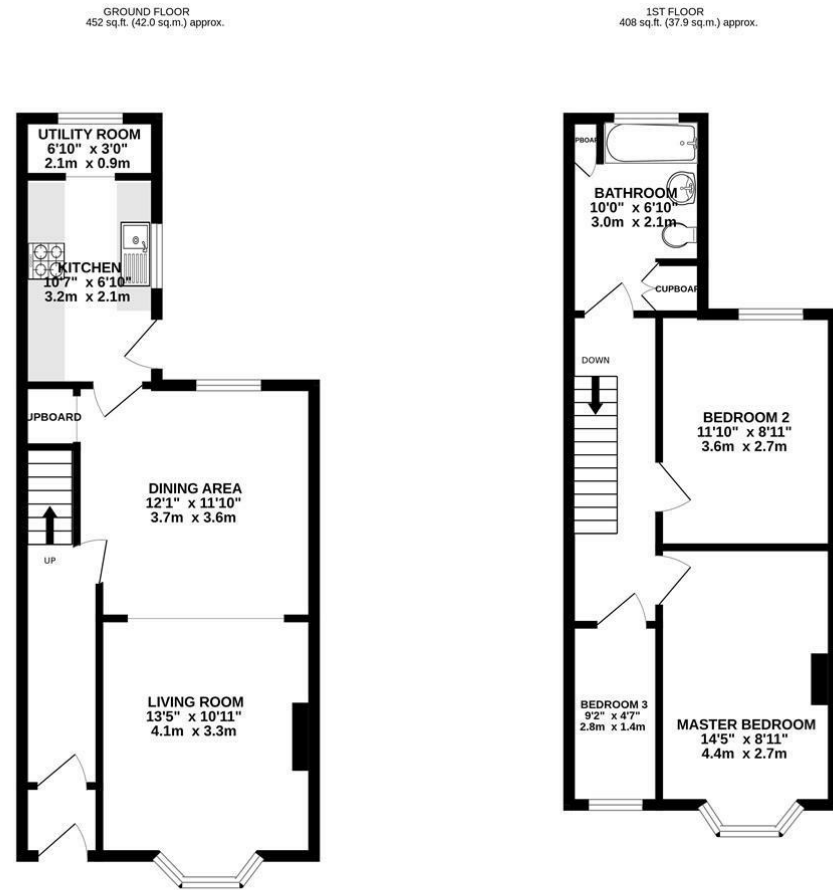
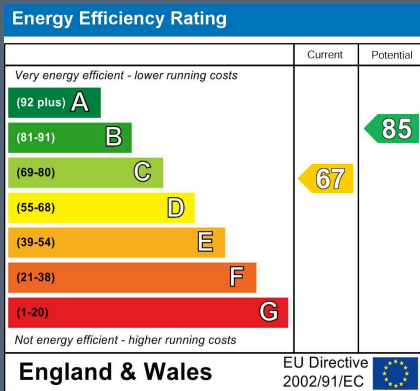
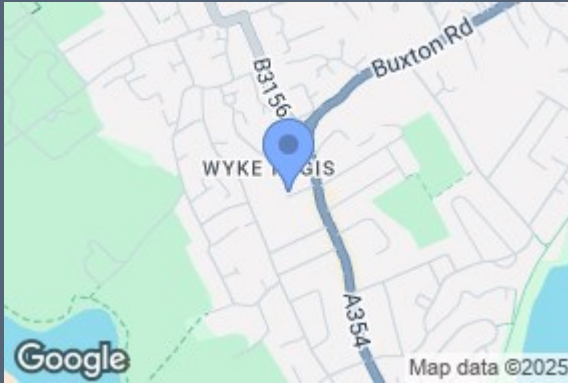
Victoria Road is a no through road with Wyke Regis Infant school located at the bottom of the road. Wyke Regis is a haven for water sports and walkers. With Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline all with-in easy reach. Set close to the pretty old Wyke 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.

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TOTAL FLOOR AREA: 850 sq.ft. (79.8 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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