



Portland Road | Wyke Regis | Weymouth | DT4 9AD

Offers Over £385,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a modernised three bedroom semi-detached family home within the popular location of Wyke Regis. This immaculate and spacious home boasts a Westerly facing mature rear garden, bay-fronted living room, dining room, modern kitchen, utility room, downstairs cloakroom, family shower room, garage and a block paved driveway providing off road parking for several vehicles.

- Modernised Three Bedroom Semi-Detached Family Home
- Large Westerly Facing Mature Rear Garden
- Garage & Off Road Parking For Several Vehicles
- Two Reception Rooms
- Modern Kitchen Plus Utility & Downstairs Cloakroom
- Located within Wyke Regis
- Great School Catchment
- No Onward Chain

Full Description

Entrance into this well-presented and modernised family home is via a side aspect double glazed door leading into a double glazed porch with a wooden glazed door leading into a hallway with stairs rising to the first floor, two front aspect windows, side aspect double glazed window, large open under stairs storage, LVT flooring runs throughout the ground floor and doors lead through to the ground floor accommodation. The spacious and bay-fronted living room boasts a feature fireplace, plenty of space for furniture and a front aspect double glazed bay window. The dining room is adjacent to the living room offering a great entertaining area



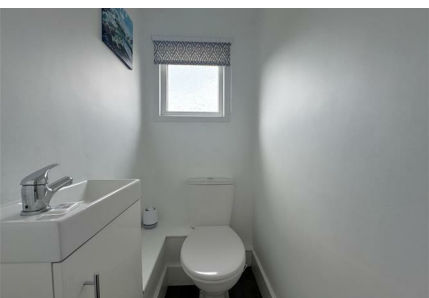
This beautiful family home offers great space and a large mature Westerly facing rear garden.

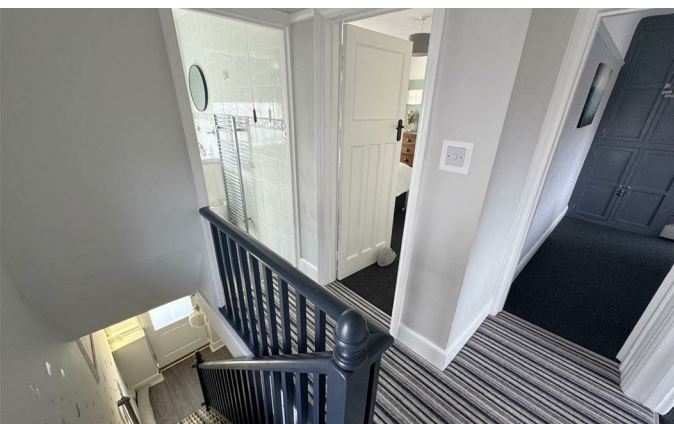


with a set of rear aspect double glazed sliding patio doors leading out onto the Westerly facing garden, inset electric fire and plenty of space for a dining table and chairs. Reverting back to the hallway an opening leads through to a modern fitted kitchen comprising base level units with fitted worktop, fitted shelves, tall floor standing unit housing the gas boiler, integral oven with inset four ring electric hob and extractor fan over, space for a fridge/freezer, side aspect double glazed window and an opening leads down to the utility. The utility room offers a sink unit with space and plumbing for a washing machine and dishwasher, rear aspect double glazed window, side aspect double glazed door leads out onto the garden and a door leads through to the cloakroom. There is a low level WC, vanity wash hand basin and a rear aspect double glazed window.

The first floor offers a landing with loft access via a hatch, side aspect double glazed window and doors lead through to three bedrooms and family shower room. The master bedroom is a generous sized double offering a front aspect double glazed bay window. Bedroom two is a further generous sized double offering a built in airing cupboard and a rear aspect double glazed window overlooking the mature Westerly garden. Bedroom three is a well-proportioned single with a rear aspect double glazed window overlooking the mature Westerly garden. The shower room comprises a modern suite including a double shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, wall mounted towel rail heater and a front aspect double glazed window.

Outside to the rear offers a Westerly facing generous sized family garden mainly laid to lawn with a raised decking area abutting the property. Various planted shrubs, gated side access and water supply. The front offers a block paved driveway providing off road parking for several vehicles. The





garage has an up and over door.

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 old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

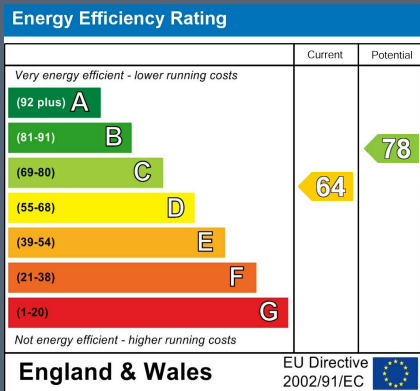
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

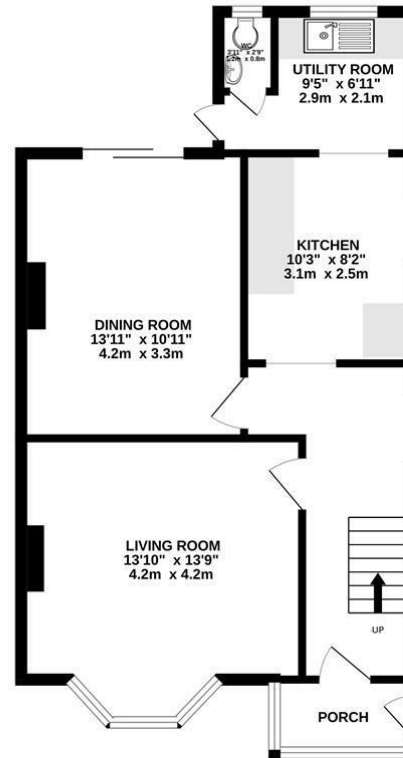


Offered with no onward chain with a block paved driveway providing off road parking for several vehicles and a garage.

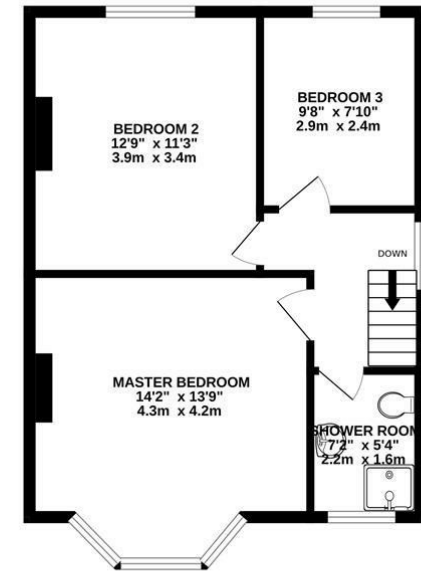




GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 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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