



Whitehead Drive | Wyke Regis | Weymouth | DT4 9XT

Guide Price £250,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a spacious two bedroom freehold Coach House with beautiful sea views within the popular Smallmouth development in Wyke Regis. Offering allocated off road parking for two vehicles, spacious lounge/diner with dual aspect windows enjoying sea views, kitchen, modern bathroom and an external storage store. Viewing is highly recommended to be fully appreciated.

- Two Bedroom Freehold Coach House
- Beautiful Sea Views
- Two Allocated off Road Parking Spaces
- Located within The Smallmouth Development
- No Onward Chain
- External Storage Store
- Beautiful Walks Close By with Access onto The Rodwell Trail & Smallmouth Bay
- Perfect Lock up & Leave/Downsize/First Time Purchase

Full Description

Entrance into the property is via a front aspect double glazed door leading into a hall with stairs rising to the first floor landing offering a rear aspect double glazed window enjoying far reaching sea views and views over Smallmouth Bay. Doors off the landing lead through to all accommodation. The spacious lounge/diner boasts dual aspect double glazed windows enjoying beautiful views out to sea and over towards Portland harbour, plenty of space for furniture and a dining table and chairs. The



This well-positioned property is located within the popular Smallmouth development boasting beautiful sea views.



kitchen is located off the lounge/diner comprising eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer, built-in airing cupboard, front aspect double glazed window enjoying far reaching sea view and a kitchen cupboard houses the gas boiler (installed October 2024). The master bedroom is a double with a side aspect double glazed window. Bedroom two is a single with a rear aspect double glazed window enjoying far reaching sea views and views over Smallmouth Bay. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, loft access via a hatch and a wall mounted towel rail heater.

Outside to the rear are two allocated parking spaces plus a spacious storage store. There is a small front garden by the main front door.

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. Moments from the Rodwell Trail and Smallmouth Bay – you can quite literally walk down to the shoreline with your paddleboard, as well as being close to Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the



Crab House Cafe, there are bus links into Weymouth, convenient shopping and well-regarded schools.

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

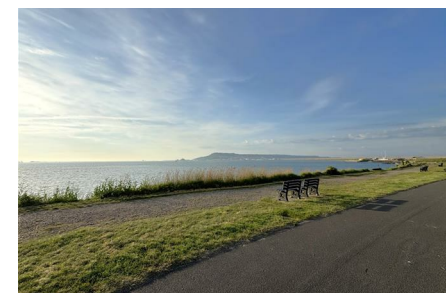
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B.

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.



Offered with no onward chain, two allocated off road parking spaces and an external storage store.





| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (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  | | |

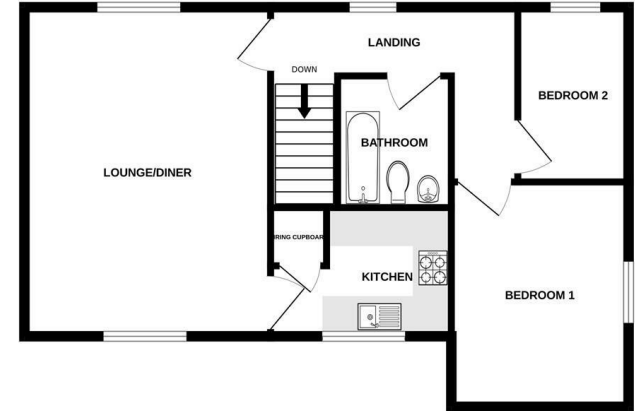
EXTERNAL STORE



GROUND FLOOR



FIRST FLOOR



WEYMOUTH

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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