



Dundee Road | Wyke Regis | Weymouth | DT4 9BZ

Offers Over £205,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer an extended three double bedroom ground floor garden flat within the popular location of Wyke Regis. This would make an excellent first time purchase/downsize offering a generous sized lounge/diner, spacious kitchen, ample of storage, three double bedrooms, modern bathroom, enclosed front and rear gardens and a brick built storage shed.

- Extended Three Double Bedroom Ground Floor Garden Flat
- No Onward Chain
- Generous Sized Lounge/Diner
- Spacious Kitchen & Modern Bathroom
- Enclosed Front & Rear Gardens
- Perfect First Time Purchase/Downsize
- Located Within Wyke Regis
- Ample of Storage

Full Description

Entrance into the property is via a front aspect double glazed door leading into an inner hall/porch with a built-in storage cupboard housing the gas combi boiler, a wooden glazed door leads into a spacious hall with two built-in storage cupboards and doors lead through to all accommodation. The generous sized lounge/diner has plenty of space for furniture and a dining table and chairs. Wall mounted gas fire, front aspect double glazed window and an opening leads through to the



This spacious three double bedroom ground floor garden flat would make an excellent first time purchase/downsize.



spacious kitchen. Eye and base level units with work surfaces over, integral double oven with inset four ring gas hob, space and plumbing for a dishwasher, space for under counter fridge and freezer, rear aspect double glazed window, rear aspect double glazed door leading out onto the garden, rear aspect Velux skylight and a built-in utility cupboard with space and plumbing for a washing machine. Bedroom one is a generous sized double with a rear aspect double glazed window overlooking the rear garden and an open built-in wardrobe. Bedroom two is a further generous sized double with a rear aspect double glazed window overlooking the rear garden. Bedroom three is yet again a generous sized double offering a built-in wardrobe and a front aspect double glazed window. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin and a side aspect double glazed window.

Outside offers a generous sized enclosed rear garden laid to lawn with a path leading to a brick built storage shed with space to the rear laid to shingle. The front enclosed garden is laid to shingle with hedging borders and a path leading to the main front door

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic



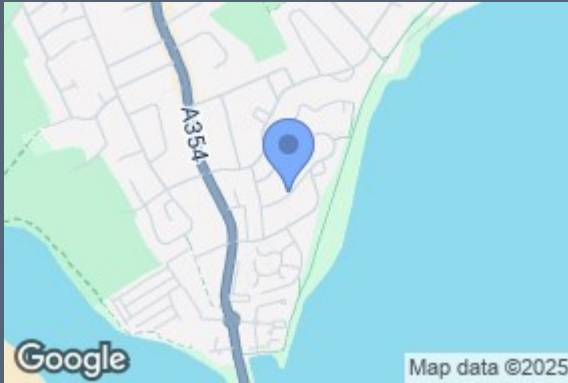
coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A. Services: - Mains gas, 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.

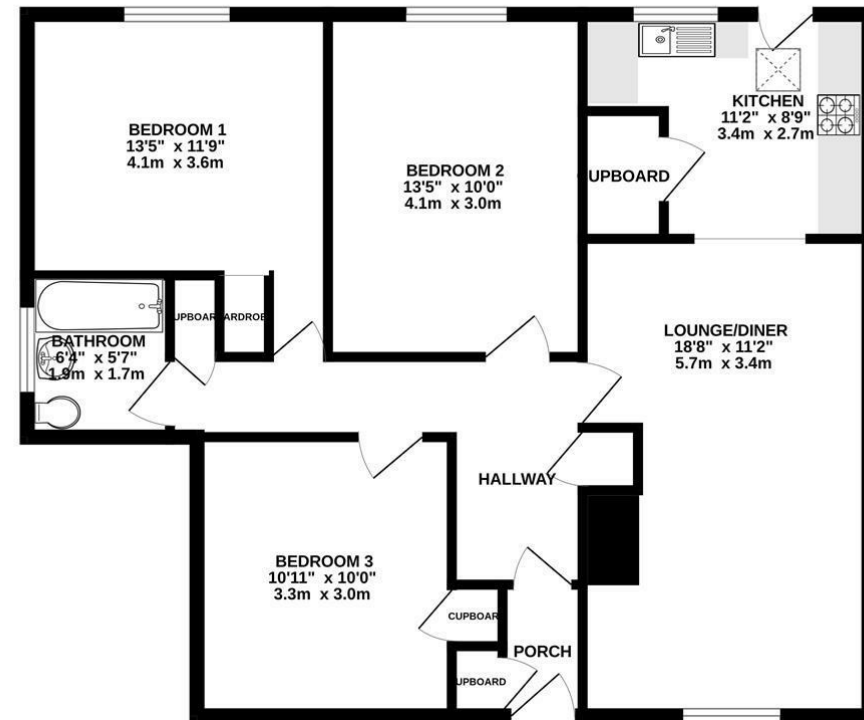
Offered with no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

We value more than your property

GROUND FLOOR 823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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