



Dundee Road | Wyke Regis | Weymouth | DT4 9BZ

**Offers Over £250,000**

BEAUMONT  JONES



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**Weymouth | DT4 9BZ**  
**Offers Over £250,000**

Offered with no onward chain, we are pleased to offer a two double bedroom semi-detached house within the popular location of Wyke Regis. This property would make an excellent first time purchase offering a newly fitted modern kitchen and bathroom, generous sized front and rear gardens, lounge/diner and a brick built storage area/utility. The property does require internal decoration and viewing is advised.

- Two Double Bedroom Semi-Detached House
- Newly Fitted Modern Kitchen & Bathroom
- Lounge/Diner
- Generous Sized Front & Rear Gardens
- Perfect First Time Purchase
- No Onward Chain
- Brick Built Storage Area/Utility
- Located within Wyke Regis

**Full Description**

Entrance into the property is via a front aspect double glazed door leading into a hallway, stairs rise to the first floor, open under stairs storage, built-in cupboard housing the gas meter and doors lead through to the lounge/diner and kitchen. The lounge/diner is a generous sized room boasting dual aspect double glazed windows to allow lots of natural light to flood the room. There is plenty of space for furniture and a dining table and chairs. A wooden glazed door leads through to the kitchen from the lounge/diner as well as the hall. The newly fitted modern kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, built-in storage cupboard, built-in meter cupboard, wall mounted gas boiler, side aspect double glazed window and a door leads through to a brick built storage area/utility. This useful area could easily be turned into a utility room or even an extension of the kitchen with dual aspect windows and a side aspect door leading out onto the rear garden.





This property would make an excellent first time purchase located within Wyke Regis.



The first floor offers a landing area with loft access via a hatch, built-in airing cupboard and doors lead through to two double bedrooms and modern bathroom. The master bedroom is a generous sized double with two front aspect double glazed windows, built-in wardrobe and plenty of space for a large bed and furniture. Bedroom two is a double with a rear aspect double glazed window overlooking the garden, built-in wardrobes and plenty of space for a double bed and furniture. The newly fitted modern bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, wash hand basin, low level WC, tiled flooring, partially paneled walls and a rear aspect double glazed window.

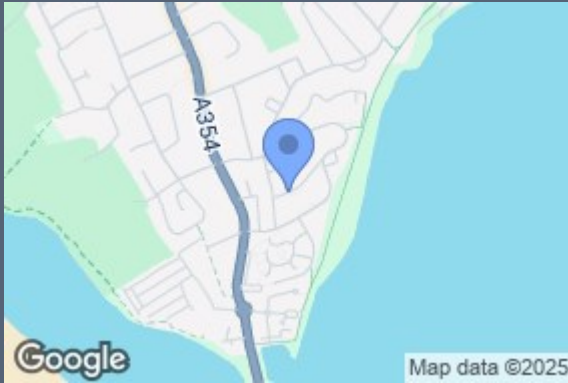
Outside boasts a large rear garden laid to lawn with side access, planted shrubs and trees. The front garden is a generous size laid to lawn with a path leading down to the main front door, planted shrubs and hedges surround the property. This could easily be turned into a driveway to provide off road parking STPP.

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 B. 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.

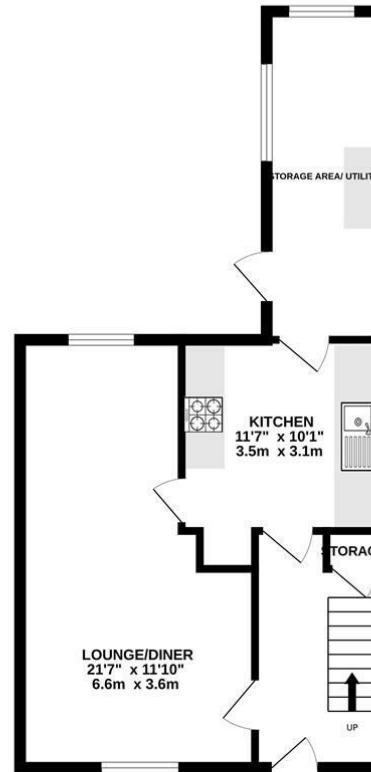
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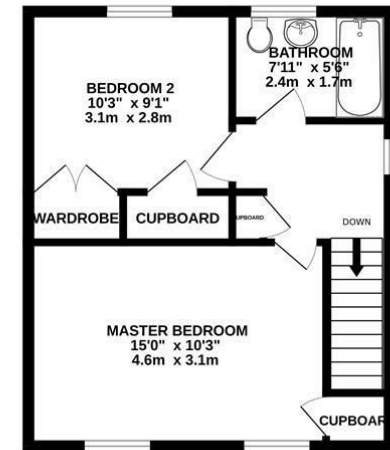
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

*We value more than your property*

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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