



Martleaves Close | Wyke Regis | Weymouth | DT4 9UT

Offers Over £295,000

BEAUMONT  JONES

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Offered with no onward chain, we are pleased to offer a three bedroom end-of-terrace house within a quiet cul-de-sac in Wyke Regis. The property boasts far reaching views out to sea & Chesil Beach, South-Westerly facing enclosed rear garden, garage located within a block, generous sized lounge/diner, sun room, kitchen and bathroom. This would make an excellent first time purchase and viewing is highly recommended.

- Three Bedroom End-of-Terrace House
- Great First Time Purchase
- Garage Located within a Block
- No Onward Chain
- South-Westerly Facing Enclosed Rear Garden
- Far Reaching Views out to Sea & Chesil Beach
- Generous Sized Lounge/Diner Plus Sun Room
- Well-Regarded Schools & Local Amenities Close By

Full Description

Entrance into the property is via a front aspect double glazed door leading into the hallway with stairs rising to the first floor and a door leads through to the lounge/diner. This generous sized room has plenty of space for furniture and a dining table and chairs, dual aspect double glazed windows enjoying far reaching views out to sea, built-in under stairs storage cupboard, rear aspect double glazed French doors lead through to the sun room and a bi-folding door leads through to the kitchen. The sun room overlooks the rear garden with dual aspect double glazed windows, insulated roof and a set of rear aspect double glazed patio doors lead out onto the garden. The kitchen comprises eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor fan over, rear aspect double glazed window and space and plumbing for kitchen appliances.

The first floor has a landing area with loft access via a hatch and doors lead through to the three bedrooms and bathroom. The master bedroom is a



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generous sized double with a front aspect double glazed window enjoying elevated far reaching views out to sea. Bedroom two is a further generous sized double with a rear aspect double glazed window enjoying far reaching views over Chesil Beach and out to sea. Bedroom three is a single with a rear aspect double glazed window enjoying far reaching views over Chesil Beach and out to sea. The bathroom has a suite including a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin and a front aspect double glazed window.

Outside to the rear boasts an enclosed South-Westerly facing garden with views out to sea and Chesil Beach. The garden is laid to lawn and patio with gated side and rear access. There is a garage located within a block with an up and over door. The front garden is laid to lawn with planted shrubs and a path leading to the main front door.

Located within a quiet cul-de-sac 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.

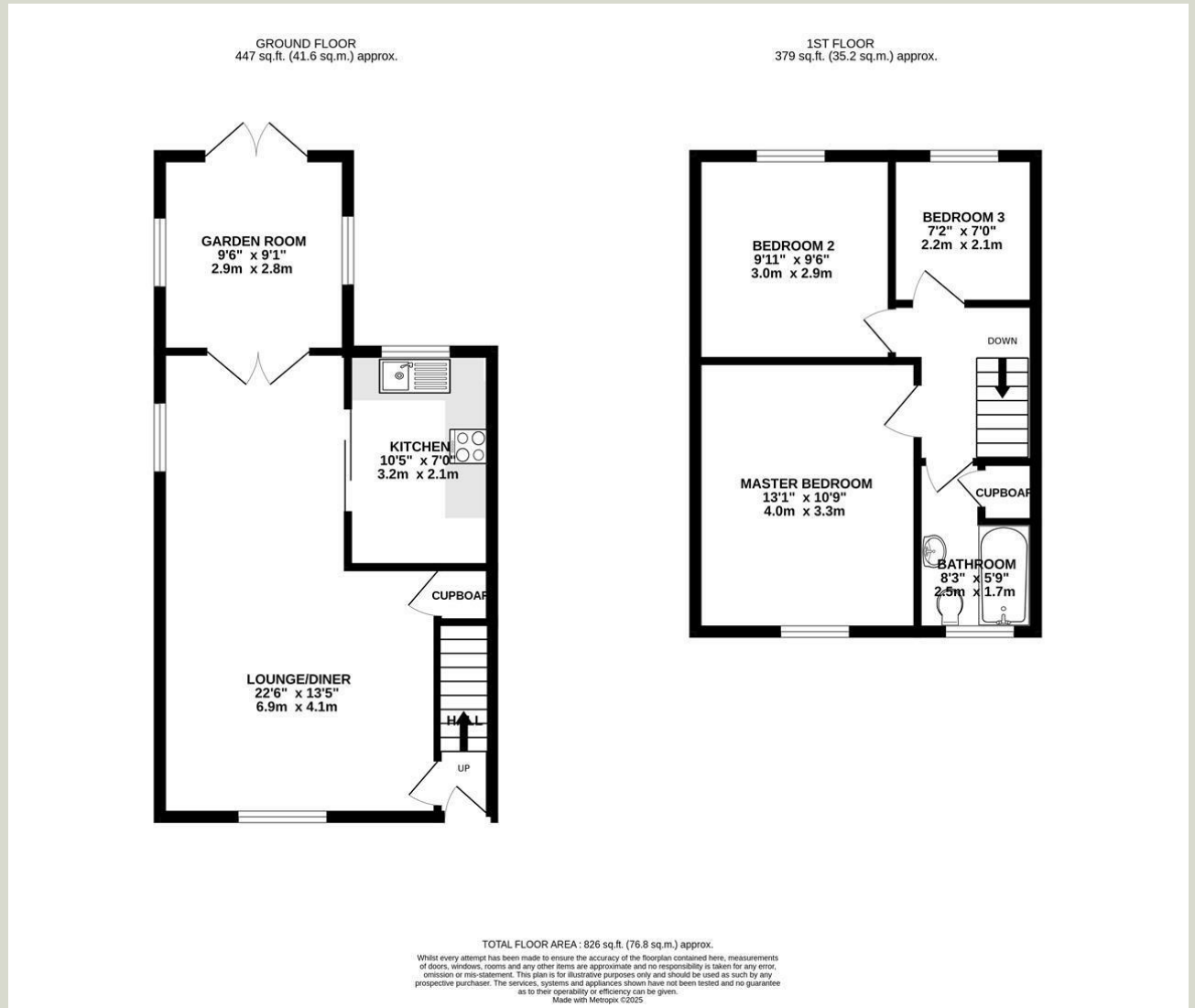
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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



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