



High Street | Wyke Regis | Weymouth | DT4 9NU

Offers Over £325,000

BEAUMONT  JONES

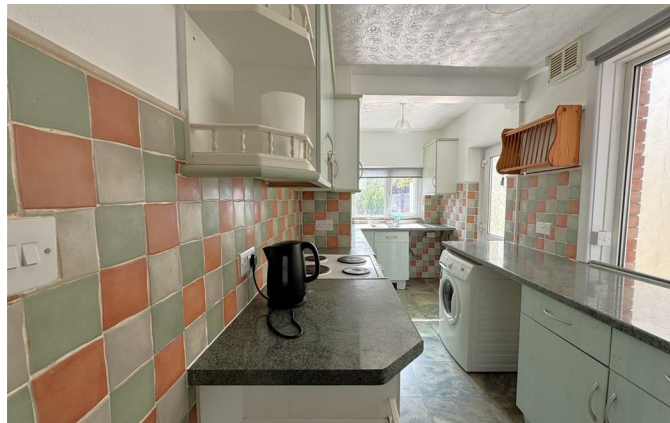
High Street | Wyke Regis Weymouth | DT4 9NU Offers Over £325,000

Offered with no onward chain is this 1930's bay-fronted three bedroom plus loft room semi-detached house located within the popular location in Wyke Regis. In need of modernisation this perfect family home has great scope and potential with a large South-Westerly facing rear garden, two reception rooms, lean-to/sun room, galley kitchen, downstairs shower room plus family bathroom, loft room with far reaching views out to sea, front garden with potential to convert to off road parking STPP and an outside WC. Viewing is highly recommended.

- 1930's Three Bedroom Plus Loft Room Semi-Detached Family Home
- In Need of Modernisation
- Two Reception Rooms Plus Lean-to/Sun Room
- Located Within Wyke Regis With Well-Regarded Schools Close By
- Large South-Westerly Facing Rear Garden
- Far Reaching Views Out To Sea From The Loft Room
- Downstairs Shower Room Plus Family Bathroom & Outside WC.
- No Onward Chain

Full Description

Entrance into the property is via a set of double wooden glazed doors leading into a storm porch with a wooden glazed door leading into a welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The spacious living room boasts a front aspect double glazed bay window and a fireplace with a marble hearth and wooden surround. The dining room is adjacent to the living room offering a generous size with scope to knock through to the kitchen to create a kitchen/diner or further scope to extend out to the rear. From the the dining room there is access into



This perfect 1930's bay-fronted family home has great scope and potential offering a large South-Westerly facing rear garden.



the lean-to/sun room with a large double glazed window overlooking the South-Westerly facing garden. The galley kitchen has dual aspect double glazed windows, side aspect double glazed door leading out onto the rear garden and gated side access, eye and base level units with work surfaces over and space and plumbing for kitchen appliances. The shower room has been converted from an under stairs cupboard offering a shower cubicle with a wall mounted shower system, low level WC and a wall mounted wash hand basin.

The first floor offers a landing area with a side aspect double glazed window, stairs rise to the loft room and doors lead through to three bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed bay window and a built-in under stairs storage cupboard housing the gas combi boiler. Bedroom two is a further double with a rear aspect double glazed window overlooking the South-Westerly facing garden. Bedroom three is a single with a front aspect double glazed window. The family bathroom has a suite comprising a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin and a rear aspect double glazed window.

The loft room has a rear aspect double glazed Dormer window enjoying far reaching views out to sea.

Outside to the rear boasts a large and enclosed South-Westerly facing garden mainly laid to lawn with a patio area and path leading up to the top of the garden. Planted shrubs, greenhouse, shed and gated side access. There is a double glazed door leading into a WC. The front garden is wall enclosed and laid to lawn with various planted shrubs. This area can easily be turned into off road parking STPP.

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 with-in easy reach. Set close to the pretty old Wyke village, this is also a popular residential area with excellent bus links into Weymouth, convenient shopping and well-regarded schools. There is access to superb coastal walks via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach. There are good regarded primary and secondary schools also close by.

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

Services: - Gas central heating. Mains 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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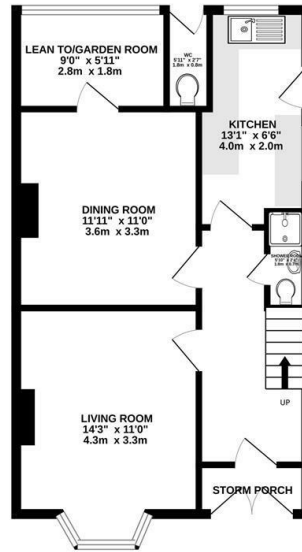




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales		
	EU Directive 2002/91/EC	

We value more than your property

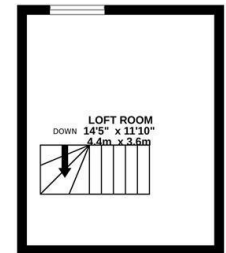
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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