



All Saints Road | Wyke Regis | Weymouth | DT4 9EZ

Guide Price £310,000

BEAUMONT  JONES

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We are delighted to offer an attractive period three double bedroom end-of-terrace house located on an elevated plot within the popular location in Wyke Regis. Well-Presented and modernised throughout the property is laid out over three floors boasting a beautiful and cosy living room, spacious kitchen/diner with a stunning bespoke shaker style fitted kitchen, three double bedrooms, separate office/nursery, Westerly facing secluded rear courtyard and a secluded front garden with various planted shrubs. Viewing is highly recommended to be fully appreciated.

- Attractive Three Double Bedroom Period End-of-Terrace House
- Separate Office/Nursery
- Attractive Front & Rear Courtyards
- Located Within Old Wyke Regis Village
- Laid Out Over Three Floors
- Immaculate & Modernised Throughout
- Kitchen/Diner With A Beautiful Fitted Bespoke Kitchen
- Perfect First Time Purchase / Step up The Ladder

Full Description

Entrance into this beautiful elevated home can be found from the front steps leading up to the main front aspect double glazed composite door leading into a warm and welcoming hall with stairs rising to the first floor, built-in meter cupboard, built-in under stairs storage cupboards one of which has space and power for a tumble dryer and doors lead through to the ground floor accommodation. The spacious living room has a cosy feel with front aspect double glazed sliding sash windows with fitted shutters, feature fireplace and plenty of space for furniture. The generous sized kitchen/diner is the hub of the home with a beautiful



This beautiful and attractive home is located within the old Wyke Regis village with well-regarded schools close by.

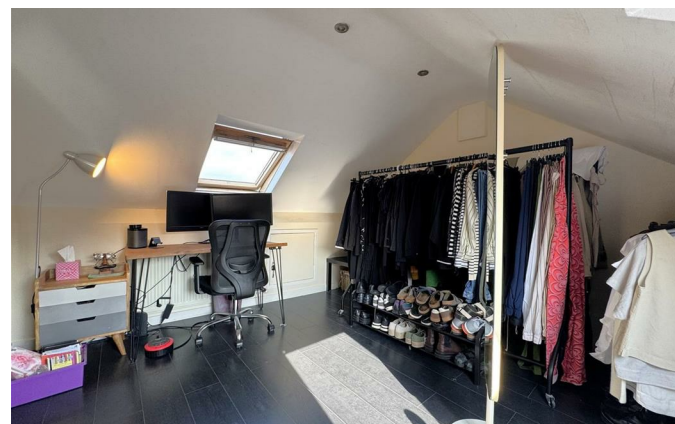
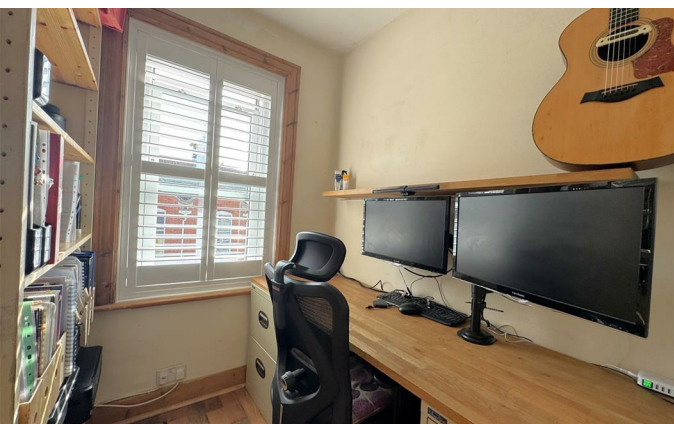


bespoke fitted shaker style kitchen comprising base level units with Oak wooden worktops, integral oven with inset four ring induction hob, space and plumbing for a washing machine, space for a fridge/freezer, kitchen cupboard houses the gas boiler, rear aspect double glazed window. The dining area has a beautiful bespoke fitted cupboard matching the kitchen for further storage, built-in pantry, exposed feature brick wall, plenty of space for a dining table and chairs and a set of rear aspect double wooden glazed doors lead out onto the Westerly facing secluded courtyard.

The first floor has a landing with stairs rising to the second floor and doors lead through to bedrooms one, two, the office/nursery and bathroom. The master bedroom is a generous sized double with front aspect double glazed sliding sash windows with fitted shutters and beautiful fitted wardrobes within the alcoves. Bedroom two is a further generous sized double with a rear aspect double glazed window and beautiful fitted wardrobes within the alcoves. The separate office is the perfect room for home working with a front aspect double glazed sliding sash window with fitted shutters. The modern style bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, floating WC with a concealed cistern, wall mounted wash basin, wall mounted towel rail heater rear aspect double glazed window and tiled walls and flooring.

The second floor has a landing area with a front aspect Velux skylight and a door leads through to bedroom, this generous sized double is eaved with dual aspect Velux skylights, fitted wardrobes and built-in storage into the eaves.

Outside boasts a wall enclosed Westerly facing secluded rear courtyard laid to composite decking with a fixed seating bench with built-in storage. Garden shed and plenty of space



for garden pots. The front garden is a further secluded spot laid to shingle with various planted shrubs creating a further outside seating area. The beautiful tiled steps and path lead to the main front door.

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 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.

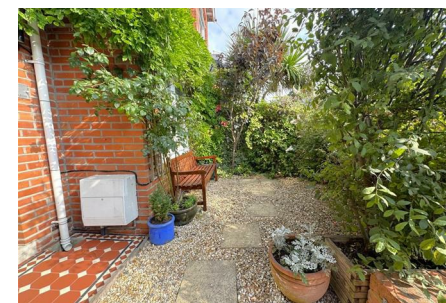
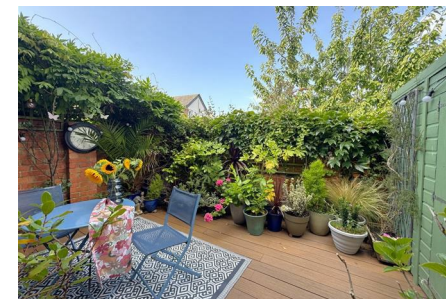
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

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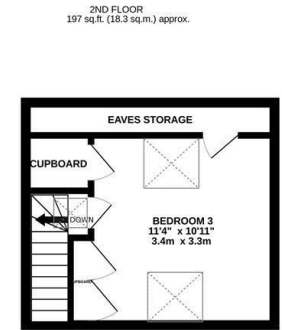
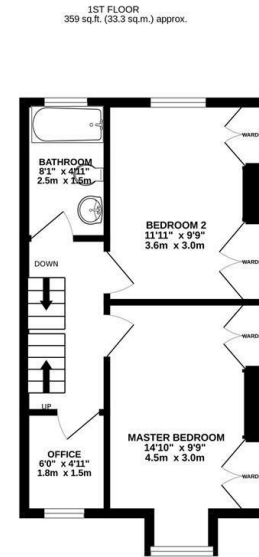
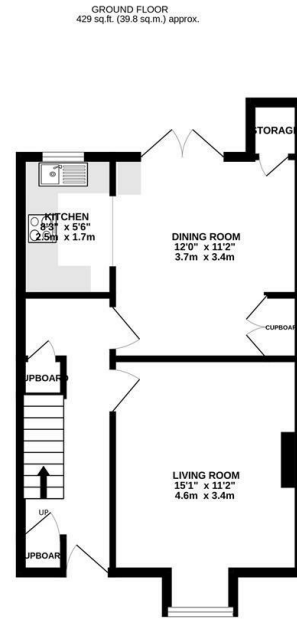


Attractive front and rear courtyards plus a beautiful bespoke fitted kitchen/diner.





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	



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk