



Gallwey Road | Wyke Regis | Weymouth | DT4 9AH

£250,000

BEAUMONT  JONES

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We are delighted to offer a period three bedroom end of terraced house within the popular location of Wyke Regis. This well-presented and charming home would make an excellent first time purchase offering a open plan living area with feature fire place, spacious dining area, modern kitchen, Low maintenance rear garden, and modern bathroom. This property must be viewed to be appreciated.

- Beautifully Presented Through-out
- Modern Kitchen
- Popular Location of Wyke Regis
- Character End of Terrace Property
- Vendor Currently Suited
- Private Low Maintenance Rear Garden with Outbuilding

Full Description

Entrance into this beautiful property is via a front aspect composite door leading into an inner hall/porch with a further door leading into the hallway with stairs rising to the first floor, internal window and door into the spacious dining area. The dining area is a great size offering an under stair cupboard, wall mounted radiator, ample space for dining furniture, door into the kitchen, a further internal window allowing an abundance of light throughout the property and an opening into the living room area. The living room has a cosy feel due to the feature fire place as well as offering ample space for living room furniture, wall mounted radiator



This beautifully presented three bedroom end of terrace home would make a perfect first time buy.



and a front aspect double glazed window. The modern kitchen has a range of eye and base level units with worktops over, tiled around splashbacks, integral oven with four ring electric hob and extractor fan over, additional integral appliances comprise of a dishwasher, fridge/freezer and microwave. In the kitchen there is plenty of light from the Velux window and spotlights. There is access from the double glazed patio door opening to the lean to/utility area and from the kitchen a further door opens into the inner hall for access into the bathroom. The utility area offers space and plumbing for a washing machine and tumble dryer, wall mounted combination boiler, rear aspect double glazed window and a double glazed UPVC door opening to the rear garden. Returning to the hallway from the kitchen there are two storage cupboards and a door into the family bathroom. The modern family bathroom comprises a suite including a p shape bath with a wall mounted mixer shower system above, low level WC, wash hand basin, wall mounted towel rail heater, tiled flooring, partially tiled walls, spotlights and a rear aspect double glazed window.



The first floor offers a split level landing with access to loft via hatch, space on the landing which is perfect for a storage cupboard and doors lead through to the three bedrooms. The master bedroom is a large and spacious double offering front aspect double glazed windows, space for bedroom furniture and a wall mounted radiator. Bedroom two is another double room with a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a small double which is currently set up as a dressing room and offers a rear aspect double glazed window and a wall mounted radiator.



Outside offers a fully enclosed low maintenance private rear garden which is laid to patio, stone shingled area ideal for potted plants, side access leading to the front of the property and an outbuilding benefitting from power and lighting





making this the perfect workshop space.

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.

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

Services: - Gas central heating. Mains electric & drainage.

EPC TO FOLLOW

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.

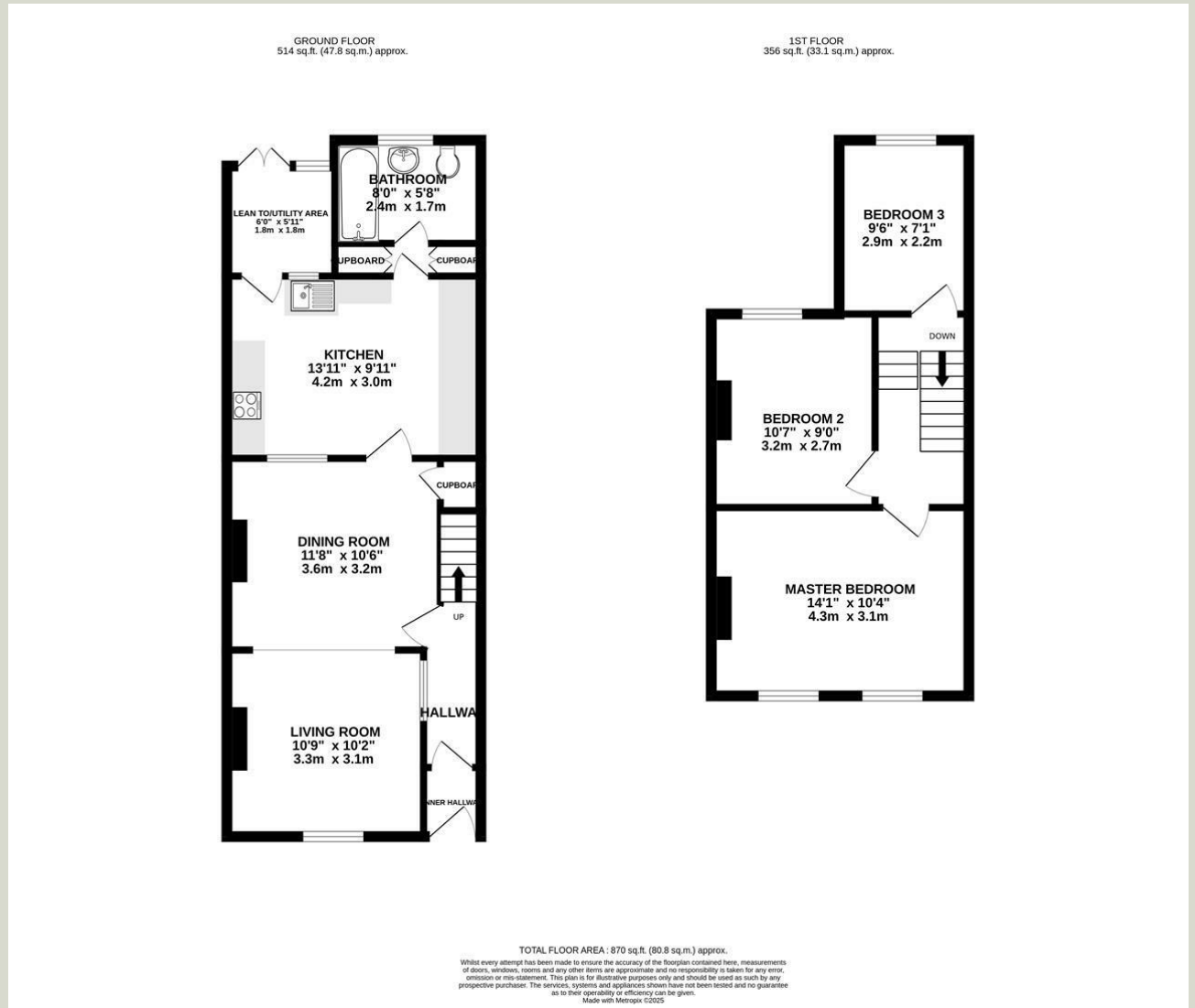


This charming home is within close proximity to well regarded schools and local amenities.



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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