



Hillbourne Road | Wyke Regis | Weymouth | DT4 9JD

Offers Over £265,000

BEAUMONT  JONES

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We are delighted to offer a spacious and well-presented two double bedroom semi-detached house with off road parking for two cars and a large rear garden within the popular location of Wyke Regis. This would make an excellent first time purchase boasting a large entrance porch, spacious living room with a wood burning stove, kitchen, dining room, conservatory, utility and modern bathroom. Viewing is highly recommended.

- Two Double Bedroom Semi-Detached House
- Block Paved Driveway Providing off Road Parking For Two Cars
- Two Reception Rooms Plus Conservatory
- Popular Location Within Wyke Regis
- Spacious & Well-Presented Throughout
- Large Enclosed Rear Garden
- Excellent First Time Purchase

Full Description

Entrance into this this well-presented and spacious home is via a side aspect double glazed door leading into a generous sized porch with a front aspect double glazed window with fitted shutters and a wooden glazed door leads through to a spacious living room. Stairs rise to the first floor, front aspect double glazed window with fitted shutters, wood burning stove, open under stairs storage and a wooden glazed door leads through to the kitchen. Eye and base level units with wooden worktops over, space for an electric cooker and fitted extractor fan over, space and plumbing for a dishwasher and fridge/freezer, built-in cupboard, rear



This excellent first time purchase is located within the popular location of Wyke Regis offering great space and a large rear garden.



aspect double glazed window, side aspect double glazed door to the lobby and a wooden glazed door leads through to the dining room. The dining room has plenty of space for a dining table and chairs and a set of rear aspect French doors lead into the double glazed conservatory. Currently being used as a home gym with power, lighting, heating, dual aspect windows and a set of side aspect sliding patio doors lead out onto the garden. Reverting back to the kitchen a side aspect door leads into the side lobby with front and rear aspect double glazed doors and an opening leading through to the utility. This useful room has been converted into a utility room offering plenty of space for storage and space and plumbing for a washing machine and tumble dryer.

The first floor offers a spacious landing with a side aspect double glazed window, built-in airing cupboard, loft access via a hatch and doors lead through to the two double bedrooms and modern bathroom. The master bedroom is a generous sized double with fitted sliding door wardrobes, built-in storage cupboard/wardrobe and two front aspect double glazed windows. Bedroom two is a further double boasting fitted sliding door wardrobes, built-in cupboard housing the gas boiler and a rear aspect double glazed window overlooking the garden. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over, wash hand basin, low level WC, tiled walls and a rear aspect double glazed window.

Outside boasts a generous sized rear garden mainly laid to lawn with a large raised patio area abutting the property. Side access is through the side lobby. The front offers a block paved driveway providing off road parking for two cars.

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



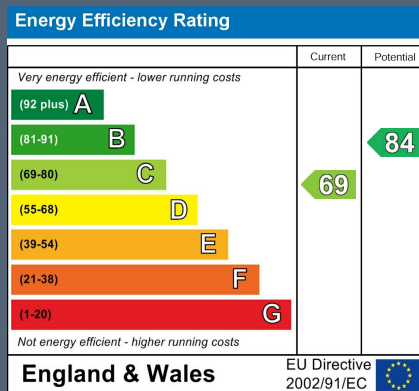
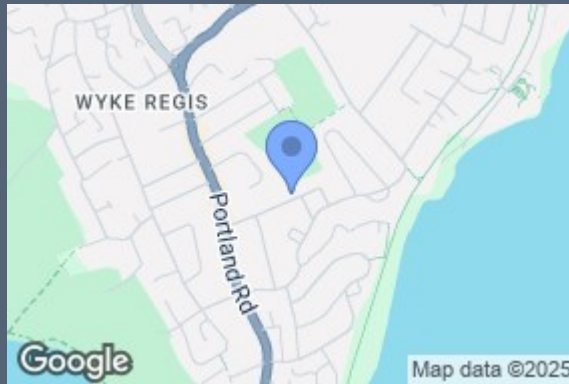
for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys 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.

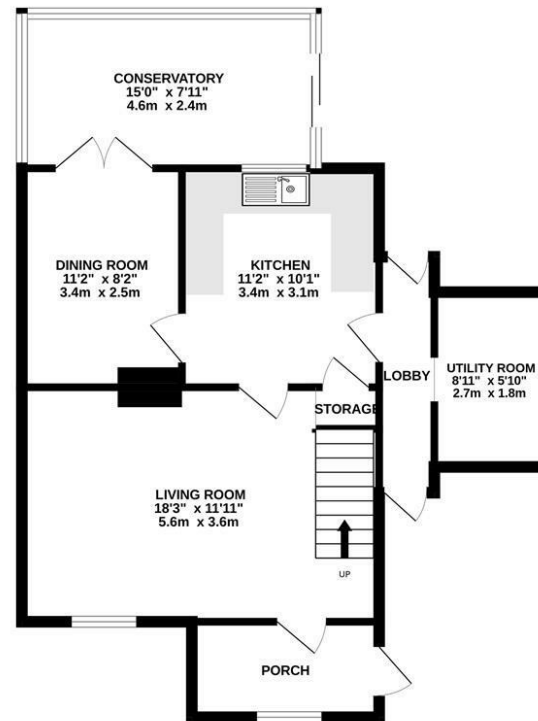
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Block paved driveway providing off road parking for two cars.

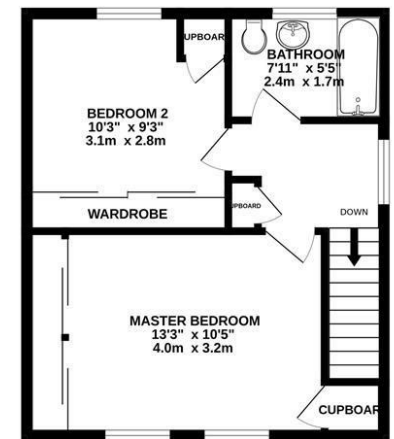


We value more than your property

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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