



High Street

Wyke Regis, Weymouth DT4 9NZ

- Wyke Regis
- Garage
- Two double bedrooms
- Kitchen/diner
- Close proximity to Chesil Beach
- Semi-detached
- Parking
- Generous lounge
- Presented to a modern standard throughout
- Within easy reach to both Weymouth & Portland

Price Guide £290,000 Freehold





Entrance

Accessed via and obscured double glazed door leading to:

Porch

Carpeted porch area featuring ceiling coving, ceiling light and wooden internal door leading to:

Living/Dining room

12'9" x 20'8"

A spacious front aspect reception room with a large double glazed window allowing a ample of natural light. The room comprises of coving, ceiling light, power points, radiator, stairs leading to the first floor with storage underneath, wooden door leading to:

Kitchen

10'2" x 13'1"

Rear aspect fitted kitchen with a range of eye and base level units with work surfaces over, stainless steel sink with washboard and mixer tap, integrated appliances including fridge/freezer, washer/dryer and dishwasher. Space for free standing oven, double glazed window and park glazed door leading to the rear garden.



First floor landing

Spacious landing with loft access via hatch, power points, ceiling lighting and wooden doors leading to all rooms.

Loft- Fully boarded for storage, with fitted ladder and lighting.

Bedroom One

13'1" x 9'6"

Generous front-aspect double bedroom with double-glazed window, ceiling coving, radiator, ceiling light, and power points.

Bedroom Two

13'1" x 9'6"

Spacious rear-aspect double bedroom overlooking the garden. Features include a double-glazed window, coving, radiator, ceiling light, and power points.

Family Bathroom

7'10" x 7'6"

Stylishly finished and fully tiled bathroom comprising a large wall-to-wall bathtub with handheld shower and stainless steel mixer tap, low-level WC, and vanity unit with integrated hand basin and waterfall tap. Heated towel rail and extractor fan included.

Garage

Equipped with power and electricity, insulated, and benefits from an electric up-and-over door.

Rear garden

Fully enclosed by fencing, the garden

features a mix of patio and lawned areas, outside power points and lighting. Gated access to the rear



Local Authority
Council Tax Band **B**
EPC Rating



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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