



High Street

Wyke Regis, Weymouth DT4 9NX

- 3 Bedroom Victorian Home
- Spacious Master Bedroom
- High Spec Kitchen with Patio doors to garden
 - Detached Garage with Power and lights
 - Vendor Suited
- Fully Modernised - including a New Roof.
 - Separate Dining Room
- Landscaped, Tiered Fully enclosed garden
- Popular location of "Old Wyke Village"

Offers Over £325,000 Freehold





Entrance

Accessed via a double-glazed UPVC door, the entrance porch features attractive tiled flooring, a ceiling light, and a glass-panelled internal door leading to the...

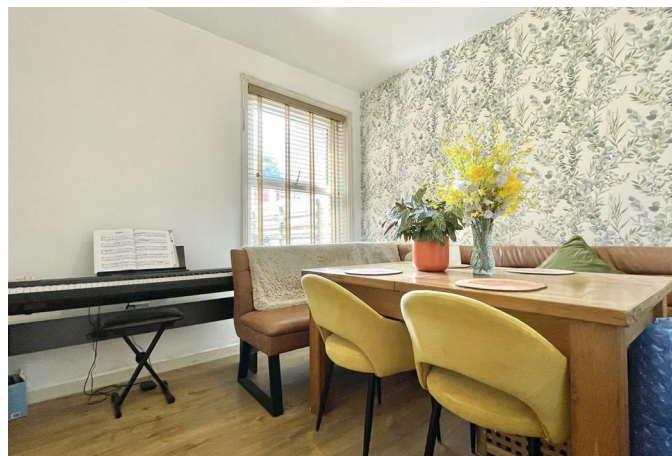
Entrance Hall

With stairs rising to the first floor, this welcoming hallway includes a wall-mounted radiator, under-stairs storage housing utility meters, a ceiling light, and a door into the...

Dining Room

11'1" x 9'2"

A bright, rear-aspect room with a double-glazed window overlooking the garden. The space features power points, ceiling lighting, and a charming chimney breast with a log burner below—perfect for cosy evenings.



Living Room

11'9" x 11'9"

A spacious front-aspect room with a large double-glazed bay window allowing for abundant natural light. Includes a radiator, ceiling light, and multiple power points.

Kitchen

13'5" x 8'10"

A dual-aspect kitchen with views to the rear and side, fitted with a range of eye- and base-level units. Features include under floor heating, built-in electric hob, integrated eye-level oven, an elegant porcelain sink with drainer and stainless steel mixer tap, ceiling spotlights, and space for white goods. A storage cupboard houses the New Glow-worm combi boiler, and there is additional space for a fridge freezer.

Landing

Light streams into the carpeted hallway from a skylight. It provides access to all rooms, includes a convenient storage cupboard, and boasts an oversized loft hatch with a fixed ladder for easy attic access.

Bedroom One

15'5" x 10'9"

Enjoy a bright and airy feel in this spacious, carpeted double bedroom, offering dual front aspect windows. It includes a pendant light, wall-mounted radiator, and conveniently placed power points.

Bedroom Two

10'9" x 9'6"

Overlooking the garden, this rear-aspect double bedroom is fitted with a UPVC double-glazed window, wood laminate flooring, a wall-mounted radiator, and a pendant ceiling light.

Bedroom Three

This rear-aspect bedroom features a UPVC window overlooking the back garden, a pendant-style light, power points, and a wall-mounted radiator.

Bathroom

5'10" x 6'6"

The bathroom is equipped with a panel-enclosed bath, complete with a shower over and a glass screen, a vanity-style sink and basin, and a heated towel rail. It boasts wooden flooring, is partially tiled, and receives light from a side-aspect obscured double-glazed UPVC window.

Rear Garden

Step out through the double patio doors onto a solid wood decking area, perfect for relaxing with its built-in seating. This space is practical too, with an outside tap, wood storage, ambient lights, and efficient drainage.

Portland stone steps lead up to the second tier, which is predominantly laid to gravel and neatly divided by a wood sleeper and a privacy hedge. An iron gate grants access to the final tier, mostly laid to grass, with a stone path leading to the garage. You'll also find a greenhouse, a charming low rock wall providing a flower bed, and convenient outside power points.

Finally, steps lead up to rear access via a lockable wood gate.

Garage

Perfect for projects, this concrete floor garage features an up-and-over door and is presently utilized as a workshop. It comes equipped with ample built-in storage, power, lights, and two UPVC double-glazed windows providing a scenic outlook over Portland Harbour.



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



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 operation or efficiency can be given.
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