



## High Street

Wyke Regis, Weymouth DT4 9NT

- Three bedroom home
- End of terrace
- Parking to the rear
- Two reception rooms
- Exceptional opportunity for investors, developers
- Sea views from bedroom two & three
- Close proximity to Chesil Beach
- Close to local amenities and school catchment

**Offers Over £190,000 Freehold**



### Entrance

Accessed via a double-glazed front door, the entrance hall provides a welcoming first impression and leads directly into the main living areas.

### Lounge

14'3" x 15'3"

A spacious and bright living room featuring a side aspect double-glazed window, radiator, multiple power points, and stairs rising to the first floor. Internal doors lead to both the dining room and kitchen, creating a natural flow through the home.

### Dining room

12'8" x 15'3"

Front aspect double-glazed bay window. Features include a gas fireplace with an elegant mantle surround, radiator, and ample power points.



### Kitchen

11'5" x 23'7"

Fitted with a range of eye and base level units with work surfaces over, the kitchen is well-equipped with space for a cooker, washing machine, and fridge/freezer. It also offers a 1½ stainless steel sink with drainer, tiled flooring, a storage cupboard, and triple side-aspect double-glazed windows for plenty of natural light. Doors lead through to the utility room and door leading to the rear garden.

### Utility room/ Downstairs WC

6'6" x 8'5"

Practical and functional, the utility room features a rear aspect double-glazed window, low-level WC, hand wash basin, radiator, and additional space for laundry needs.

### First floor landing

The landing provides access to the main bathroom and principal bedroom, with power points and stairs rising to the second floor.

### Bedroom one

12'6" x 15'4"

A generously sized double bedroom featuring a front aspect double-glazed bay window, radiator, power points, built-in wardrobe, and a charming feature fireplace—offering both comfort and character.

### Family bathroom

18'2" x 13'5"

A large and well-appointed bathroom with a rear aspect obscured double-glazed window. The suite includes a panel-enclosed bath, corner shower unit with glass doors, hand wash basin, low-level WC, airing cupboard, and partially tiled walls with tiled flooring throughout.

### Second flooring landing

With loft access via a hatch and a single glazed Velux window, the landing leads to two additional bedrooms.

### Bedroom two

11'2" x 11'5"

A bright dual-aspect bedroom with both a Velux and a double-glazed window offering stunning views across Chesil Beach and the sea. Features include built-in storage, radiator, power points, and ample space for furnishings.

### Bedroom three

7'5" x 14'0"

Another dual-aspect room with sea views, benefiting from a double-glazed window and a single glazed Velux window. Finished with tiled flooring, power points, and a radiator—ideal as a guest room, study, or child's bedroom.

### Rear garden

Fully wall enclosed, with a combination of patio and lawn—perfect for relaxing or entertaining. There's space for a garden shed, and gated access leads to the front of the property

### Parking

Located at the rear of the property

### Disclaimer

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Local Authority  
Council Tax Band C  
EPC Rating E



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