



Instinct Guides You



Westhill Road, Weymouth £320,000

- Four Double Bedrooms
- Garage
- Accommodation Over Three Floors
- Mature Rear Garden
- No Onward Chain
- Close To The Heart Of Wyke Square
- Bus Route Nearby
- Beautiful Walks Of Fleet Lagoon



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Located in the heart of Old Wyke Square, with a GARAGE, this well-presented four double-bedroom townhouse offers a superb position close to local amenities, schools, and the stunning Fleet Lagoon & Jurassic coastline. The home boasts accommodation over three floors & mature rear garden.

The hub of the home is the open-plan kitchen and dining room. The room enjoys sliding doors that open to a mature, diverse garden and rear access to the parking area and garage. The kitchen is well appointed with a range of fitted units and space for white goods and space for a dining table perfect for family meals or entertaining guests.

Rising to the first floor there is a family bathroom which benefits a shower over and two double bedrooms. Both doubles benefit from generous built-in wardrobes and enjoy far-reaching views over the surrounding landscape.

Rising again the views from bedroom two are superb. A panoramic vista stretching from All Saints Church to Portland in its entirety, it gives the homeowner a beautiful sense of space. Bedroom one is substantial in size and spans the width of the home. A shower room completes the second floor comprising a shower cubicle separate bath, wash hand basin and w.c complimented by decorative tiling.

The rear garden is well-proportioned and offers a green, diverse space. A small lawn leads to a patio and pond offering a pleasant space for outdoor furniture before continuing past decorative flowerbeds and soft green borders to a large patio and shed, offering a sunny spot to entertain. An entrance offers convenient access to the garage and large turning area.



Room Dimensions

Kitchen Dining Room 14'6" x 9'3" (4.42 x 2.84)

Living Room 14'11" max x 14'7" max (4.56 max x 4.45 max)

Bedroom One 14'6" > 8'1" x 11'4" > 8'0" (4.44 > 2.48 x 3.47 > 2.45)

Bedroom Two 12'11" x 8'3" (3.96 x 2.54)

Bedroom Three 10'3" + wardrobe x 8'3" (3.14 + wardrobe x 2.54)

Bedroom Four 9'3" + wardrobe x 8'3" (2.84 + wardrobe x 2.54)

Bathroom 9'3" max x 5'5" max (2.84 max x 1.66 max)

Shower Room 9'3" max x 5'4" max (2.83 max x 1.65 max)



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	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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