



Instinct Guides You



Passage Close, Wyke Regis, Weymouth £220,000

- Ground Floor Apartment
- No Onward Chain
- Allocated Parking
- Bathroom & En-suite
- Located in Wyke Regis
- Two Double Bedroom
- Near National Sailing Academy
- Moments From Waters Edge



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NEAR THE WATERS EDGE a well-presented and generously sized TWO DOUBLE BEDROOM, TWO BATHROOM purpose-built apartment situated on the GROUND FLOOR of a modern development. The property benefits from a PATIO, ALLOCATED PARKING and offered with NO ONWARD CHAIN. Situated in popular location of WYKE it is just a short stroll from Smallmouth Beach and nearby amenities, making it perfect for coastal living or as a holiday home.

Upon entering the apartment, a sense of space immediately greets, with all rooms seamlessly flowing from the central hallway into the generous lounge/diner, well-equipped kitchen, two double bedrooms, en-suite and a modern bathroom.

The lounge/diner provides a light and space for entertaining, whilst patio doors extend the experience to the outside patio area. The kitchen is well-appointed with a range of eye-level and base units, integrated appliances including a dishwasher, oven, and hob, along with additional space for white goods. Both double bedrooms offer excellent proportions, with the principal bedroom featuring a stylish en-suite and plenty of space for wardrobes and additional furnishings, creating a comfortable and versatile retreat. Completing the apartment is the family bathroom comprising of bath with shower over, wash basin and W/C.

Outside is communal central gardens, bike store and allocated parking.

Room Dimensions

Kitchen 12'8" max x 7'8" max (3.87m max x 2.34m max)

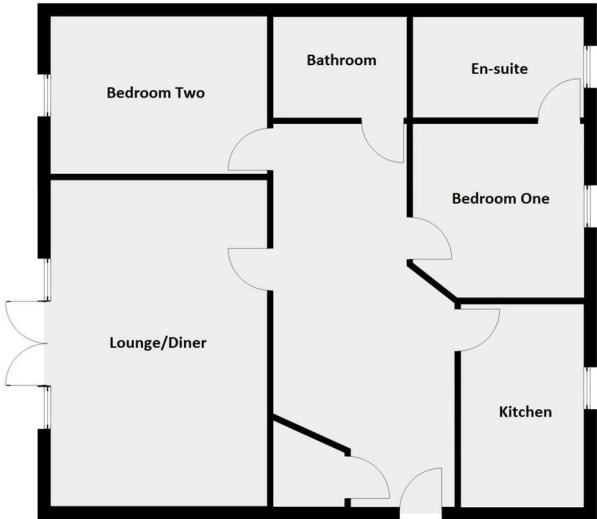
Lounge Diner 34'3" max x 13'6" max (10.44m max x 4.12m max)

Bedroom One 10'10" max x 10'8" max (3.31m max x 3.26m max)

Bedroom Two

Bathroom 8'3" max x 6'3" max (2.54m max x 1.92m max)

En-suite



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

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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