



Instinct Guides You



High Street, Wyke Regis, Weymouth £240,000

- Garage and Driveway
- In Need Of Modernisation
- Near Old Wyke Square
- Generous Westerly Garden
- Two Reception Rooms
- Close to Local Amenities
- No Onward Chain
- Easy Access to Coastal Walks
- Two Double bedrooms
- Cot Room/ Study



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Located in the heart of Wyke Regis, this three double bedroom (3rd an office/ study) SEMI-DETACHED home offers WESTERLY REAR GARDEN and a GARAGE. Set over two floors the property benefits from well appointed living room and DINING ROOM, all within easy reach of local amenities and the coast.

Entering the property via the front door allows access into the living room, this is bright and welcoming boasting natural light from the front windows. Adjacent is the dining room offering direct access into the kitchen to the rear. The kitchen has been fitted with a range of undercounter units and includes space for appliances, with a window overlooking the garden.

Upstairs, the landing leads to three bedrooms and a shower room. Bedroom one is a well-proportioned double situated at the front of the property. Bedroom two, also a double, sits at the rear and benefits from garden views. Bedroom three, a small single/ Cot room or alternatively as a guest space or home office. The shower room features a walk-in shower with a white suite.

Externally, the rear garden is a mix of patio and lawn areas. The garden is enclosed, offering privacy and a safe space for children or pets. A garage and driveway provide secure parking and storage. The property is ideally located amongst schools, local shops and transport links into Weymouth town centre and the surrounding coastline.

Room Dimensions

Living Room 14'0" x 9'6" (4.28 x 2.92)

Dining Room 14'1" x 12'10" (4.30 x 3.93)

Kitchen 12'2" x 6'7" (3.71 x 2.03)

Bedroom One 14'0" x 9'4" (4.29 x 2.87)

Bedroom Two 13'3" x 9'5" (4.04 x 2.88)

Cot Room/ Study 7'3" x 4'6" (2.21 x 1.38)

Shower Room 7'6" x 4'8" (2.29 x 1.43)

Garage



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		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.