

## Instinct Guides You



## Wyke Square, Weymouth Offers In Excess Of £270,000

- No Onward Chain
- Two Double Bedrooms
- Westerly Facing Garden

- Close To Coastline
- Wyke Regis
- Close To Amenities











Situated in the heart of the popular Wyke Regis area of Weymouth, this charming two-bedroom cottage is set in quaint Old Wyke square with easy access to local amenities and coastal walks. The property benefits from a spacious westerly facing rear garden, modern kitchen and bathroom, and a generously sized lounge/diner, offering comfortable living within a desirable residential location.

The entrance opens directly into a convenient corridor perfectly suited to store shoes and coats, leading into the lounge/diner, a bright and airy space with dual aspect windows and room for both seating and dining arrangements. A staircase leads to the first floor, while a doorway connects to the rear of the property. From the lounge, a door leads directly into the kitchen which has been tastefully fitted with contemporary units and includes integrated appliances along with space for a washing machine. Adjacent to the kitchen is a modern bathroom, featuring a bath with shower over, toilet and basin, all complemented by full-height tiling and a frosted window for natural light and privacy.

Upstairs, the landing gives access to two bedrooms. The larger bedroom overlooks the front and offers ample space for a double bed and wardrobes. The second bedroom, facing the rear, is equally well-proportioned and could be used as a guest room or office space. Both rooms benefit from large windows that allow natural light to fill the space.

Outside, the rear garden is laid to lawn with a paved patio area ideal for outdoor seating, and enclosed by fencing and walls for privacy. The front of the house retains a traditional appearance.

This character-filled home is a strong choice for those looking to enjoy coastal living with convenience and charm in a well-connected part of Dorset.



Lounge 13'8" max x 20'0" max (4.17 max x 6.11 max)

Kitchen 9'10" x 8'8" (3.01 x 2.65)

Bathroom 10'1" max x 5'8" (3.08 max x 1.73)

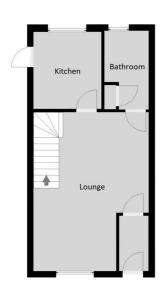
Bedroom One 13'8" x 10'3" (4.19 x 3.13)

Bedroom Two 10'8" x 8'2" (3.26 x 2.49)

## **Agents Notes**

Please note there may be potential subject to the correct permissions to add a loft conversion creating a third bedroom.

We recommend these details are checked by a solicitor before incurring further costs.



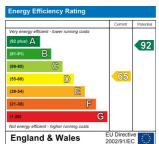


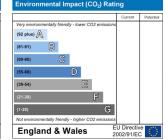












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks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