



Instinct Guides You



Lodge Way, Wyke Regis, Weymouth £285,000

- Beautiful Far Reaching Sea Views
- Garage
- Large Open Plan Lounge / Diner
- Cloakroom & Lean-to Utility Space
- Elevated Cul-De-Sac Position
- Wyke Regis, Weymouth
- Close To Bus Route & Amenities
- No Onward Chain



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Offered with No Onward chain this three bedroom family home enjoys breathtaking sea views and a garage, sat in an elevated position in a cul-de-sac in the sought-after area of Wyke Regis. Ideally located just moments from scenic coastal walks and convenient bus routes to Weymouth and Portland, this modern property is perfectly placed for access to local schools and amenities.

Upon entering, the hallway provides access to the lounge/diner, kitchen, cloakroom, and stairs to the first floor.

The hub of the home is the spacious lounge/diner that spans the full length of the property, it features a large front window that frames the stunning coastal outlook, and a patio doors at the rear that open onto the garden—creating a bright, sociable space ideal for relaxing or entertaining.

The kitchen is well-appointed with a range of eye-level and base units, generous worktop space, and room for appliances. A lean-to, accessed via the kitchen, offers additional utility space. The ground floor is completed by a cloakroom with wash hand basin and W.C.

Upstairs, the property offers three bedrooms and a modern family bathroom. The principal bedroom is a generous double positioned at the front, allowing you to wake up to panoramic views across Wyke Regis and Chesil. The second bedroom is also a double, located at the rear, while the third bedroom is a single—ideal as a child's room, guest space, or home office.

The bathroom features a contemporary white suite including a bath with shower over, vanity wash hand basin, heated towel rail, and W.C.

Outside, the property offers a paved patio leading to a lawn with raised borders—perfect for enjoying the sunshine or hosting summer gatherings. Long and Adjacent to the property (see map) perfectly.

- Room Dimensions
- Lounge / Diner 26'10" x 9'11" (8.20 x 3.04)
- Kitchen 10'6" x 6'10" (3.22 x 2.09)
- Lean-to 6'5" x 4'0" (1.98 x 1.22)
- Bedroom One 14'7" x 10'11" (4.46 x 3.34)
- Bedroom Two 12'0" x 9'4" (3.67 x 2.87)
- Bedroom Three 7'11" x 6'11" (2.43 x 2.13)
- Bathroom 7'7" x 5'4" (2.32 x 1.63)



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

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