



High Street
Wyke Regis



This detached family home, situated in the popular area of Wyke Regis, within the seaside town of Weymouth, offers accommodation comprising a kitchen/diner, spacious sitting room, four bedrooms with an en-suite shower room to the main, family bathroom and ground floor WC. In addition, the property benefits from an attached garage, gated driveway and garden to the side and rear. EPC rating C.

Wyke Regis is a residential area of Weymouth. The property is close to the coastal footpath, on the heritage coast, and the famous Chesil Beach which runs from Portland to Abbotsbury, in an area of outstanding natural beauty. The location offers good public transport to Weymouth town and is in walking distance to the local schools. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour, sandy beaches and superb National Sailing Academy attracts numerous visitors and it is also home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



To the side of the property, there is an entrance porch with worksurfaces to the right-hand-side and tiled flooring throughout. There is a cupboard housing the electrics and access is offered to the ground floor WC.

The modern kitchen/diner is a good-size room, with space for a dining table and chairs and double doors which lead directly onto paving. The kitchen area is fitted with a range of neutral wall and base level units with worksurfaces over and tiled flooring. There is an integral fridge-freezer, dishwasher and space allocated for an oven, with extractor hood above.

The sitting room features a dual aspect, spacious dimensions and houses the stairs with under-stair storage cupboard. A set of French doors provide direct access to the front of the home.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

There are four bedrooms at the property, two double and two single, with the main bedroom benefitting from an en-suite. The suite is furnished with a shower cubicle, WC and wash hand basin with vanity storage below and to the side.

The family bathroom is fitted with an enclosed bath with shower attachment and part-shower screen, WC and wash hand basin.

Externally, the property has a side and rear garden, with the side enjoying a lovely southerly facing aspect. To the rear, there is an area of shingle/stone and a wooden shed. Furthermore, there is a gated driveway, with outside lighting, providing off-road parking for multiple cars and attached garage.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

Agents Notes:

Please note an area of the driveway is shared with a neighbouring property.
There are not set maintenance fees agreed.

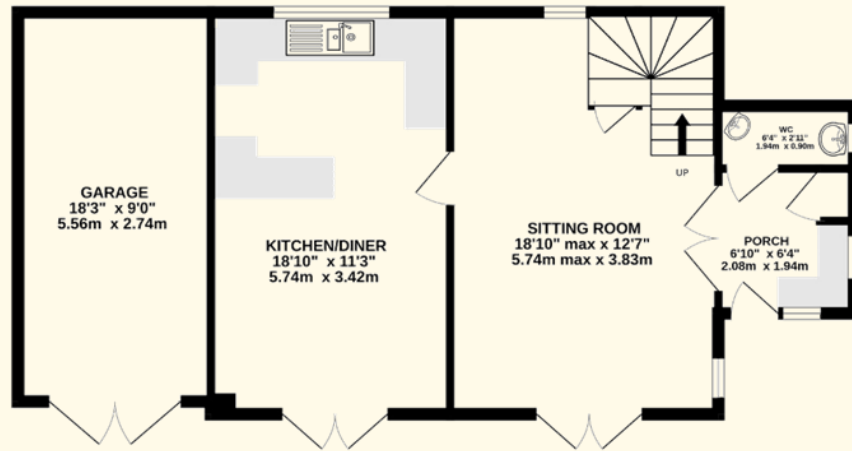
Flood Risk:

Surface water – High risk of flooding.

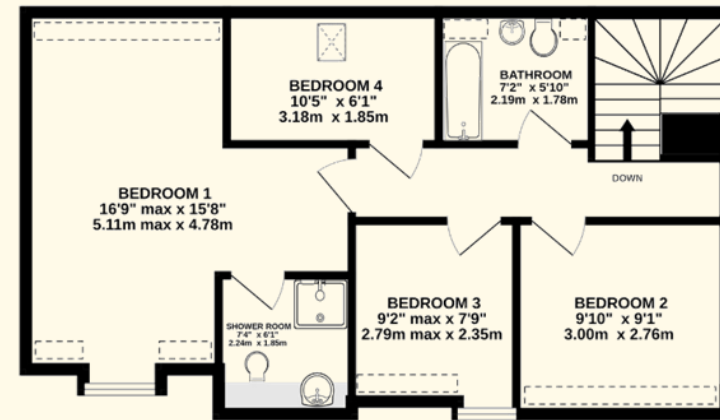
Rivers and the sea – Very low risk of flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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