



**AUSTIN**   
**ESTATE AGENTS**



## Portland Road

Wyke Regis

Weymouth

Dorset

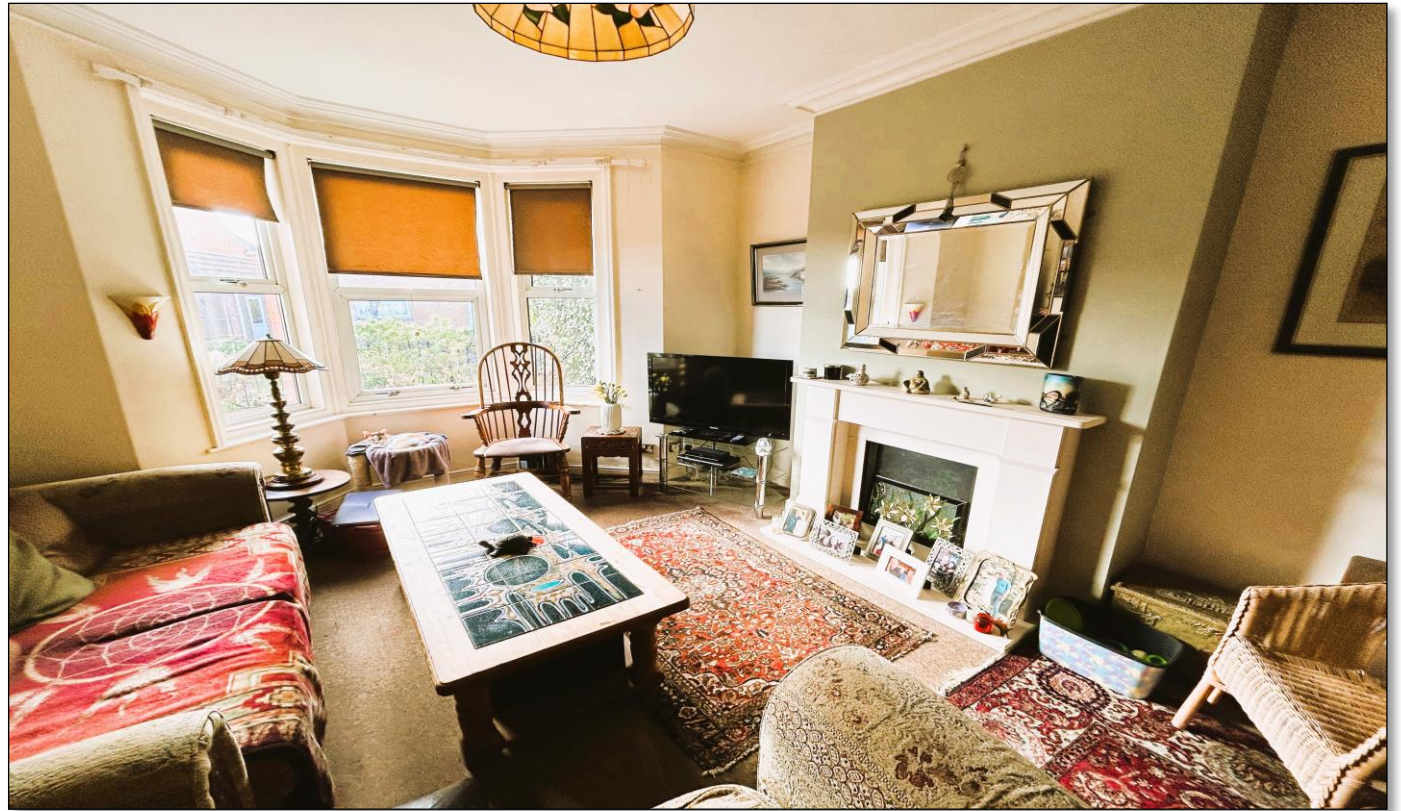
DT4 9ES

Offers in Excess of £265,000

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### SUMMARY

- Detached Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen / Diner
- First Floor Wet Room
- Second Floor Attic Room
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Easy Access to Local Shops & Amenities
- Sought After Wyke Regis Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Lounge / Diner 22' 2" x 10' 10" (6.75m x 3.30m)

Dining Room 12' 2" x 9' 10" (3.70m x 3.00m)

Kitchen 10' 6" x 9' 6" (3.20m x 2.90m)

### FIRST FLOOR

#### First Floor Landing

Bedroom One 16' 9" max x 13' 5" max (5.10m max x 4.10m max)

Bedroom Two 10' 10" x 8' 2" (3.30m x 2.50m)

Bedroom Three 12' 8" x 7' 10" (3.85m x 2.40m)

#### Wet Room

### SECOND FLOOR

#### Attic Room

### OUTSIDE

#### Front Garden

#### Rear Garden



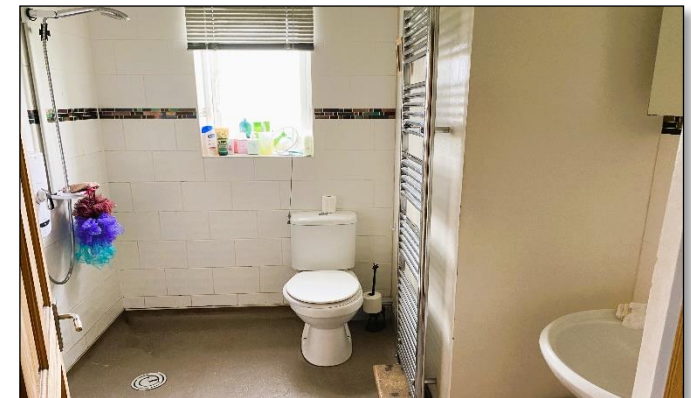
## THE PROPERTY

Austin Estate Agents are pleased to offer for sale this detached family home benefiting from spacious accommodation throughout, which includes three bedrooms, a lounge / diner, modern kitchen / diner and first floor wet room with double glazing and gas central heating. Outside the property features gardens to the front and rear.

On the ground floor an entrance door leads into the inviting reception hallway with an attractive staircase ascending to the first floor and doors to the lounge / diner and kitchen / diner. The lounge / diner is situated to the front of the property with a delightful bay window providing lots of natural light, a feature fireplace and double glazed window to the rear aspect. At the rear of this room is a door to a utility area with plumbing for a washing machine. The kitchen / diner is situated at the rear of the property. The kitchen area offers a range of modern, fitted eye level and base units, integral fridge freezer and dishwasher and ample space for domestic appliances including a range cooker. The dining area has plentiful space for a table and chairs. A door from the kitchen leads into a covered area and in turn to the rear garden

The first floor features an attractive split level landing. To the front are two double bedrooms, bedroom one being exceptionally spacious, spanning the width of the property boasting two front aspect windows giving plenty of natural light, one of which is a delightful bay. The second bedroom offering a pleasant outlook over the rear garden. The rear landing gives access to a further double bedroom and the wet room. The bedroom enjoys a bay window overlooking the rear garden and surrounding area. The wet room comprises a low-level WC, pedestal wash hand basin, and wash hand basin with heated towel rail and complementary tiling.

From the landing area, stairs rise again to the second floor where there is a boarded attic room with Velux windows to the front and rear.





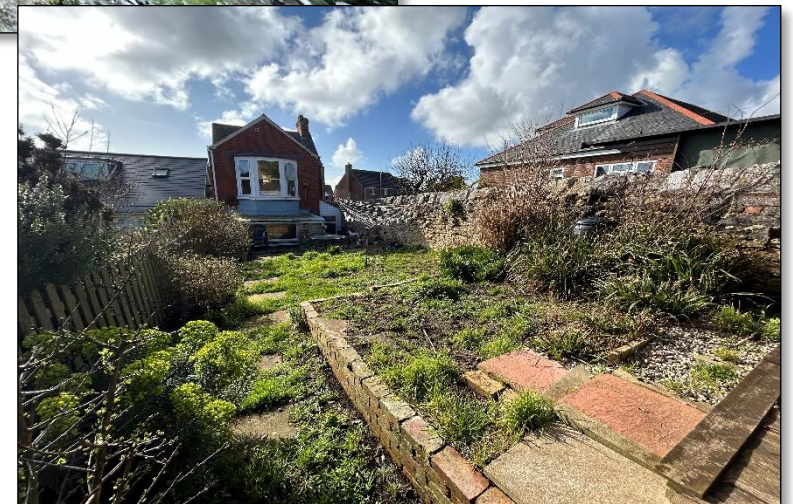


### **The Property Cont'd/ . . .**

Externally, the front garden has steps rising up to the front door and a sunny patio area that abuts the property. The fully enclosed rear garden is mainly laid to lawn with two seating areas, providing wonderful seating areas for different times of the day.

The property is located in Wyke Regis. There is easy access to local shops, public houses, well-regarded schools and other amenities, such as a library and health centre. The area is served by a bus route which runs frequent services directly into Weymouth and to Portland, respectively. The Fleet Nature Reserve is also within walking distance of the property, where wonderful coastal walks can be enjoyed. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

For more information, or to book an appointment to view this family home, please contact Austin Estate Agents.

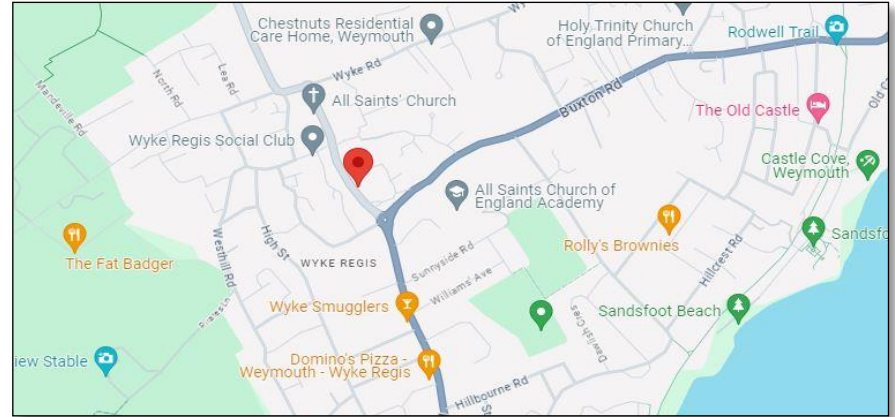




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D      TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.