



AUSTIN 
ESTATE AGENTS

Portland Road

Wyke Regis

Weymouth

Dorset

DT4 9AB

£330,000

SUMMARY

- Substantial Terraced Family Home
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Light & Airy Lounge
- L-Shaped Kitchen / Diner
- Family Bathroom
- Double Glazing & Gas Central Heating
- Attractive Front & Rear Gardens
- Sea Views to the Front & Rear Aspects from Second Floor
- Close Proximity to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 15' 8" x 10' 3" (4.77m x 3.12m)

Kitchen / Diner 20' 2" max x 15' 4" max (6.14m max x 4.67m max) L-shaped room

FIRST FLOOR

First Floor Landing

Bedroom One 16' 1" x 9' 9" (4.90m x 2.97m)

Bedroom Two 12' 5" x 7' 10" (3.78m x 2.39m)

SECOND FLOOR

Second Floor Landing

Bedroom Three 15' 10" x 8' 5" (4.82m x 2.56m)

Bedroom Four 10' 2" x 9' 11" (3.10m x 3.02m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



THE PROPERTY

We are delighted to offer to the market, this deceptively spacious, well present, mid terrace family home. Boasting generous accommodation, comprising four double bedrooms, spacious lounge, open plan kitchen / diner, family bathroom and benefitting from gas central heating and double glazing throughout. Externally, there are attractive gardens to the front and rear. The property is situated in the highly popular residential location of Wyke Regis, offering easy access to local amenities, well-regarded schools and a regular bus route.

On the ground floor, the inviting entrance hallway hosts doors to all ground floors. To the front of the property is the lounge, a light and airy room enjoying a large, double glazed window and feature fireplace to the centre of the room. At the rear is an open plan dining room / kitchen. The dining area enjoys large French doors, which overlook and lead to a pergola area of the rear garden. The kitchen has an extensive range of eye level and base units with space for kitchen appliances, a side aspect window and a double glazed door providing additional access to the rear garden.

Stairs ascend to the first floor where the landing hosts doors to bedrooms one and two as well as the family bathroom. Bedroom one is a spacious double, spanning the width of the property with two front aspect windows allowing for an abundance of natural light. The second bedroom, also a good size double, which has the added advantage of fitted wardrobes along one wall. The family bathroom features a modern suite comprising a 'p' shaped bath with shower over, low level WC and wash hand basin.

On the second floor are two further double bedrooms, both of which have the added advantage of built in wardrobes and both boasting beautiful sea views over Chesil Beach to the rear and Portland Harbour to the front.





The Property Cont'd / . . .

Externally, to the front is an attractive, low maintenance garden, predominately laid to shingle with a pathway to the front door. The southerly facing rear garden boasts a decking area adjacent to the property with a pergola and a decking area at the end of the garden. This area further benefits from a summerhouse / large storage shed. Both seating areas are perfect for outdoor entertaining and enjoying the garden, which is mainly laid to lawn.

The property is located in the heart of Wyke Regis with local shops and amenities such as doctors, dentists and well-regarded schools on the doorstep. A good bus service to surrounding areas is close by. The Fleet Nature Reserve, with access to the South West Coastal Path is also within walking distance of the property and offers scenic walks of the National Heritage Coastline.

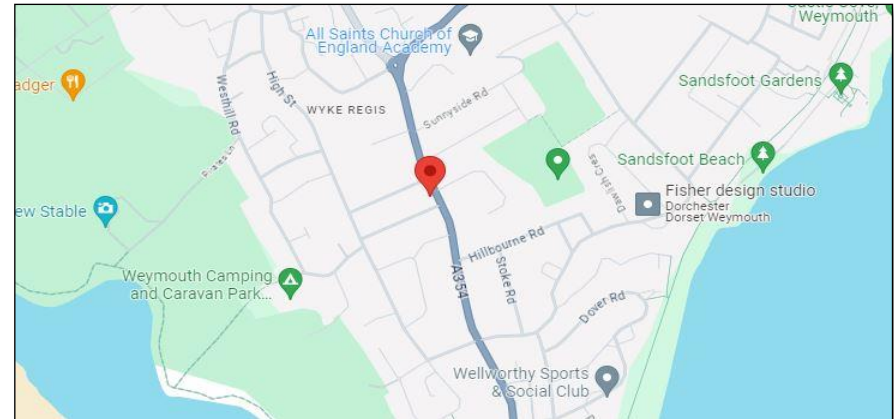
For further information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.



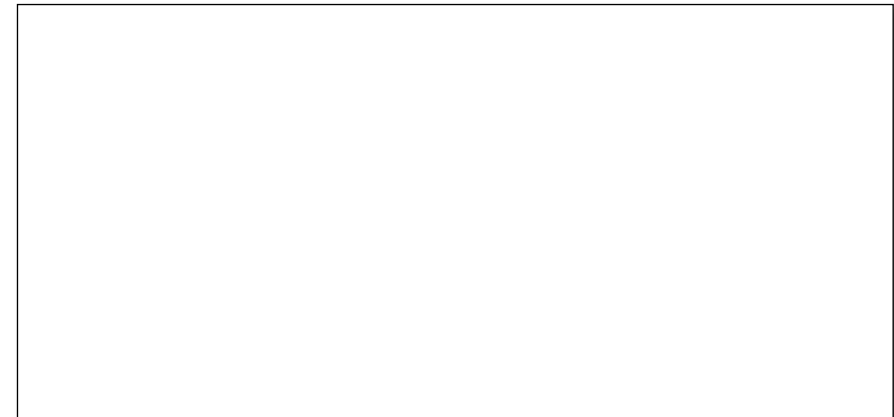
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B 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.