



AUSTIN 
ESTATE AGENTS

Douglas Road

Wyke Regis

Weymouth

Dorset

DT4 9XU

£325,000

SUMMARY

- End of Terrace Family Home
- Four Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Two Shower Rooms
- Double Glazing
- Gas Central Heating
- Gardens to the Front, Side & Rear
- Independent Driveway for Two Vehicles
- Wyke Regis Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge / Diner 18' 8" max x 13' 1" max (5.70m max x 4.00m max)

Kitchen 7' 5" plus recess x 13' 1" (2.25m plus recess x 4.00m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom Two 9' 10" max x 13' 1" max (3.00m max x 4.00m max) L-shaped room

Shower Room 6' 3" x 6' 1" (1.90m x 1.85m)

SECOND FLOOR

Second Floor Landing

Bedroom Three 7' 9" x 7' 10" (2.35m x 2.40m)

Bedroom Four 7' 9" max x 9' 10" max (2.35m max x 3.00m max)

Shower Room 4' 9" x 4' 11" (1.45m x 1.50m)

OUTSIDE

Rear Driveway

Gardens to the Front, Side & Rear

THE PROPERTY

We are pleased to bring to the market this modern family home which benefits from a modern fitted kitchen, spacious lounge / diner, four bedrooms and two shower rooms with double glazing and gas central heating. Outside there is an independent double driveway as well as gardens to the front, side and rear. The property is situated within a child friendly location in Wyke Regis and we strongly recommend viewing to appreciate all that this property has to offer.

On the ground floor, the entrance lobby has stairs ascending to the first floor with a door giving access to the lounge / diner. The lounge / diner is spacious with a double glazed window to the front and has ample space for dining and lounge furniture. A door at the rear leads to the kitchen. The kitchen is fitted with a modern range of matching eye level and base units, integral four ring gas hob, electric oven and extractor hood as well as space and plumbing for additional domestic appliances.

The first floor landing hosts doors to two of the four bedrooms and a shower room plus a staircase to the second floor. Bedroom one is situated to the front of the property and has the added advantage of two built-in wardrobes. Bedroom two features a double glazed window to the rear overlooking the surrounding area. The first floor shower room features a modern suite comprising a walk-in double shower cubicle, low level WC and wash hand basin with a double glazed opaque window to the side aspect.

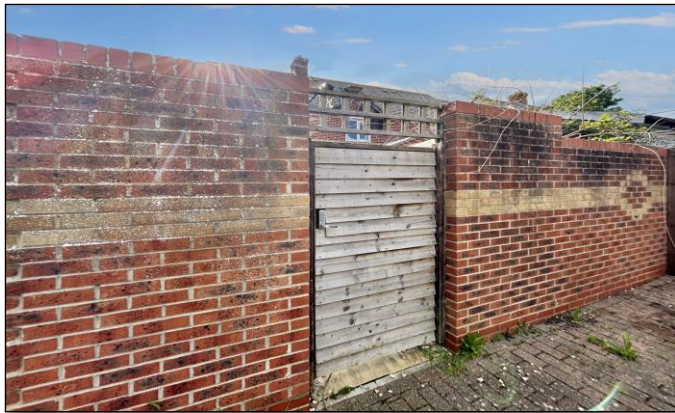
Bedrooms three and four as well as a further shower room are found on the second floor. Bedroom three overlooks the front aspect and bedroom four the rear. The second floor shower room is another modern room with low level WC, pedestal wash hand basin and independent shower cubicle.

Externally, the property is situated at the end of a terrace with an independent driveway to the rear providing off-road parking for two vehicles. There are pleasantly planted garden areas to the front and side as well as a rear garden, which is a low maintenance area mainly laid to shingle and paving. A covered area accessed from the kitchen is an ideal place to enjoy the garden whatever the weather. The property is situated opposite a field with a child friendly play ground.

Located in the ever-popular Wyke Regis, the property is close to the Rodwell Trail, which provides wonderful walks along the coastline to Sandsfoot Gardens, Sandsfoot Castle and local beaches. Shops and amenities, including well regarded schools, a library, health centre and a public house are a short distance away.

For further information, or to arrange a viewing on this fabulous family home, please contact Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.