



AUSTIN 
ESTATE AGENTS

Dover Road

Wyke Regis

Weymouth

Dorset

DT4 9DB

Offers over £250,000

SUMMARY

- Beautifully Presented End of Terrace Home
- Two Double Bedrooms
- Modern Kitchen / Diner
- Light & Airy Lounge
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Front Driveway
- Rear Garden
- Close Proximity to Amenities & Local Beaches





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 2" x 10' 6" (3.70m x 3.20m)

Kitchen / Diner 18' 4" x 10' 0" (5.60m x 3.05m)

Utility Room 5' 11" x 5' 5" (1.80m x 1.65m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 14' 1" x 10' 2" (4.30m x 3.10m)

Bedroom Two 10' 4" x 10' 2" (3.15m x 3.10m)

Bathroom 7' 7" x 5' 5" (2.30m x 1.65m)

OUTSIDE

Front Driveway

Rear Garden



THE PROPERTY

Austin Estate Agents are delighted to present to the market this immaculately presented family home, situated in the ever-popular location of Wyke Regis. The property boasts two double bedrooms, an attractive lounge, spacious kitchen / diner, utility area, ground floor cloakroom and a modern fitted bathroom, with double-glazing and gas central heating. Outside the property features an independent driveway to the front and level rear garden.

An entrance door leads to an inviting reception hallway with a staircase ascending to the first floor and doors giving access to the lounge and kitchen / diner. The lounge is tastefully decorated with a large double-glazed window to the front, flooding the lounge with natural light. The kitchen / diner is stylishly fitted with a modern range of matching eye and base level units, further enhanced by integral appliances including a halogen hob, electric oven and dishwasher. The worktop surfaces have been extended to create a breakfast bar for informal dining. There is ample space for additional domestic appliances as well as a family dining table. Dual aspect, double-glazed windows give the room an abundance of natural light. A further door leads to a utility area with plumbing for a washing machine and an enclosed ground floor cloakroom with WC and wash hand basin. Access is obtained here to the rear garden.

The first floor landing hosts doors to the two double bedrooms and family bathroom. Both bedrooms are double rooms and have the added advantage of built in storage cupboards with double glazed windows giving good natural light. The family bathroom is contemporary in design with a modern suite comprising a low-level WC, pedestal wash hand basin and panelled bath with shower over.

Externally, a hardstanding area provides a driveway to the front with a paved garden area to the side. The rear garden enjoys a paved patio area adjacent to the side of the property which naturally flows onto a decked area, which is used as an additional seating space. The remainder of the garden is laid to lawn.

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, churches and an award winning public house are a short distance away.

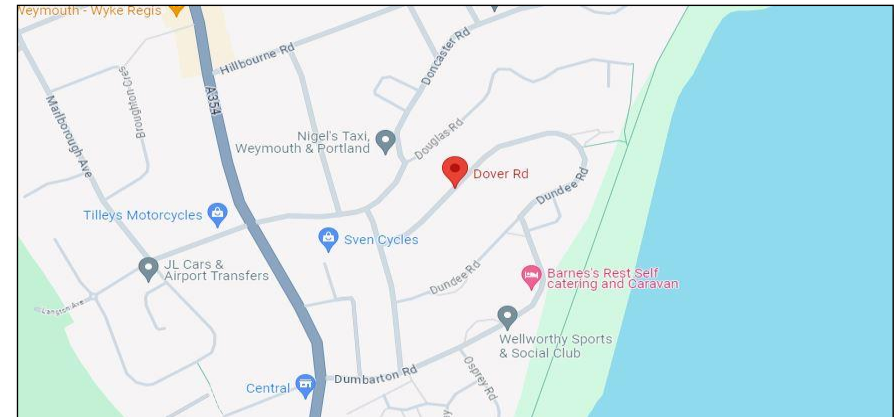
For further information, or to arrange a viewing on this wonderful family home, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.