



AUSTIN 
ESTATE AGENTS

Sunnyside Road

Wyke Regis

Weymouth

Dorset

DT4 9BJ

£270,000

SUMMARY

- Spacious Period Terraced Property
- Three Bedrooms
- Light & Airy Lounge / Dining Room
- Modern Fitted Kitchen
- Modern Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- Off Road Parking
- Attractive Rear Garden
- No Onward Chain
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Entrance Hallway

Lounge Area 12' 8" x 10' 6" (3.85m x 3.20m)

Dining Area 11' 2" x 11' 4" (3.40m x 3.45m)

Kitchen 12' 8" x 8' 2" (3.85m x 2.50m)

Bathroom 6' 7" max x 8' 2" max (2.00m max x 2.50m max)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 4" max into bay x 13' 11" (3.75m max into bay x 4.25m)

Bedroom Two 11' 2" x 8' 6" (3.40m x 2.60m)

Bedroom Three 11' 9" x 8' 2" (3.58m x 2.50m)

OUTSIDE

Front Driveway

Rear Garden



THE PROPERTY

We are delighted to offer for sale, with no onward chain, this spacious family home benefiting from double glazing, gas central heating, a modern fitted kitchen and bathroom, light and airy lounge and dining areas and three double bedrooms. Outside there is off road parking to the front and a delightful garden to the rear.

From the entrance lobby access is gained into the hallway with stairs ascending to the first floor and a door leading to the dining room. The well proportioned lounge offers a large double glazed bay window to the front aspect providing excellent natural light. An attractive fireplace to the centre of the room adds to the room's appeal. An archway naturally flows into the dining area, which is also spacious with a double glazed window to the rear, a useful storage cupboard and a door to the kitchen.

The kitchen is tastefully fitted with a modern range of matching, shaker style, eye level and base units, colour co-ordinated worktop surfaces, integral four ring gas hob, electric oven and fridge with plumbing for washing machine. A double glazed window and door give access to the garden and provide good natural light. Completing the accommodation on this floor is the ground floor bathroom which is fitted with a modern suite, comprising WC, vanity wash hand basin and independent bath with mains shower over.

On the first floor, the spacious landing hosts doors to all first floor rooms. Bedroom one is situated to the front and spans the width of the property. A large double glazed bay window to the front provides good natural light. Bedrooms two and three are both double bedrooms both enjoying double glazed windows overlooking the rear garden.

Externally, the property benefits from a block paved driveway providing off-road parking for one vehicle. The rear garden has been well maintained, with a patio adjacent to the house. The remainder of the garden is predominately laid to lawn with planted borders.

We strongly recommend viewing of this property to appreciate all of its features and benefits. The property is located in the heart of Wyke Regis; local shops and amenities such as doctors, dentists and well regarded schools are a short walk away, a good bus service to surrounding areas is close by. The Rodwell Trail, with access to local beaches and 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 property, please contact Austin Estate Agents.

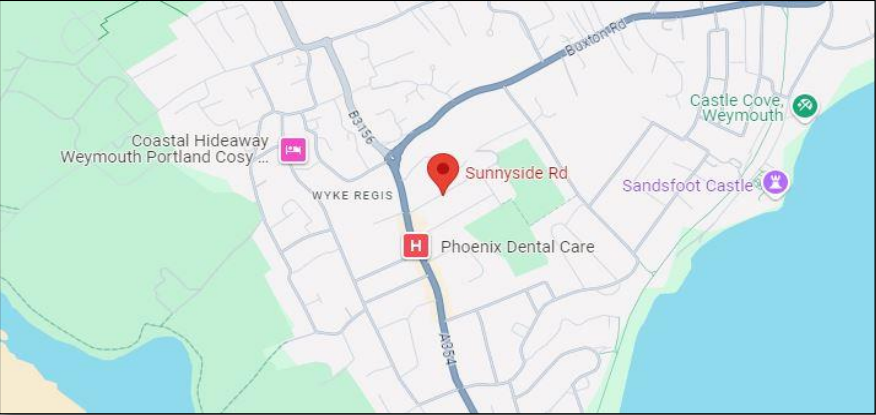




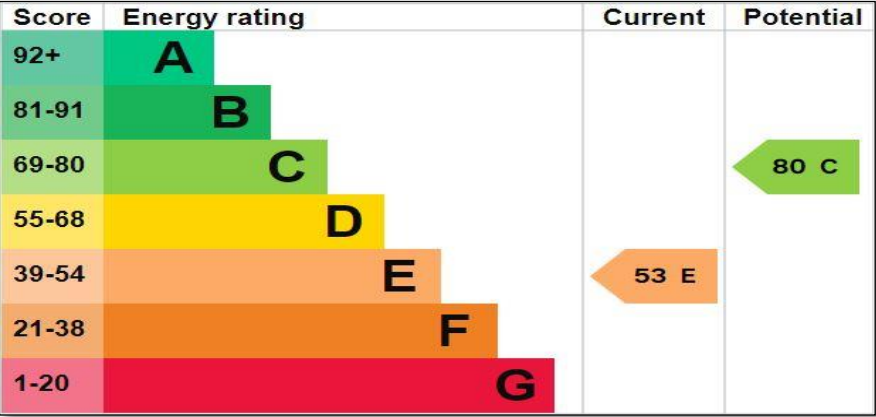
FLOORPLAN:



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.