



AUSTIN  
ESTATE AGENTS



## High Street

Old Wyke Village

Weymouth

Dorset

DT4 9NZ

Offers in Excess of £315,000

### SUMMARY

- Quaint End Terraced Cottage
- Three Bedrooms
- Separate Lounge & Dining Areas
- Fitted Kitchen
- Ground Floor WC & First Floor Family Bathroom
- Double Glazing & Electric Central Heating
- Front & Side Gardens
- Rear Courtyard
- Sought After Wyke Village Location
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Lounge Area** 10' 9" max x 11' 2" max (3.27m max x 3.40m max)

**Dining Area** 12' 7" max x 10' 10" max (3.83m max x 3.30m max)

**Kitchen** 13' 6" max x 9' 10" max (4.11m max x 2.99m max)

### WC

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 10' 8" max x 12' 10" max (3.24m max x 3.92m max)

**Bedroom Two** 9' 9" max x 11' 0" max (2.98m max x 3.35m max)

**Bedroom Three** 6' 4" x 6' 10" (1.93m x 2.08m)

**Bathroom** 6' 9" x 7' 4" (2.06m x 2.24m)

### OUTSIDE

**Front & Side Gardens**

**Rear Courtyard**

**Garage**



## THE PROPERTY

We are delighted to bring to the market this charming, double-fronted cottage, built in the early 1900s, which is ideally located in the heart of Old Wyke Regis Village. Owned by the current vendors for nearly 40 years, this delightful home is steeped in character and offers a warm, welcoming feel throughout. The accommodation includes an open plan lounge and dining area, fitted kitchen, ground floor WC, three bedrooms and family bathroom. To the exterior are front and side gardens with off road parking and a garage.

The spacious lounge features a striking stone wall and a large front-facing window, allowing for excellent natural light. This character-filled room opens into the dining area, which also benefits from a front-facing window. An open staircase rises to the first floor from this homely space. The kitchen has a good range of eye level and base units with integral hob, oven and extractor canopy as well as ample space for domestic appliances. From the kitchen a rear courtyard is accessed with an entrance to a ground floor WC.

Upstairs, the landing continues the home's charming character and is brightened by natural light, hosting doors to the three bedrooms and family bathroom. Bedroom one is a generous double situated at the front of the property. It features built-in wardrobes and dual aspect windows that flood the room with natural light. Bedroom two, also a double, enjoys a similar front aspect with plenty of daylight and fitted wardrobes. Bedroom three is a well-sized single room located to the rear. The family bathroom is well-appointed with a low-level WC, wash hand basin, panelled bath, independent corner shower cubicle, and tasteful complementary tiling. A window offers both ventilation and natural light.

While the property does not have a rear garden, it boasts attractive front and side gardens. The front garden is a lovely spot to relax, with space for a table and chairs, perfect for enjoying views over the surrounding area. The side garden is primarily laid to lawn with mature shrubs and planting to the borders. Double gates open to a private driveway, leading to a spacious detached garage with an up-and-over door.

Situated in the highly sought-after area of Old Wyke Regis village, this home is within easy reach of local shops, amenities, and bus routes connecting to surrounding areas. The setting is both quaint and peaceful, making it ideal for those seeking a character home in a charming coastal village.

For further information, or to make an appointment to view this lovely cottage, please contact the team at Austin Estate Agents.

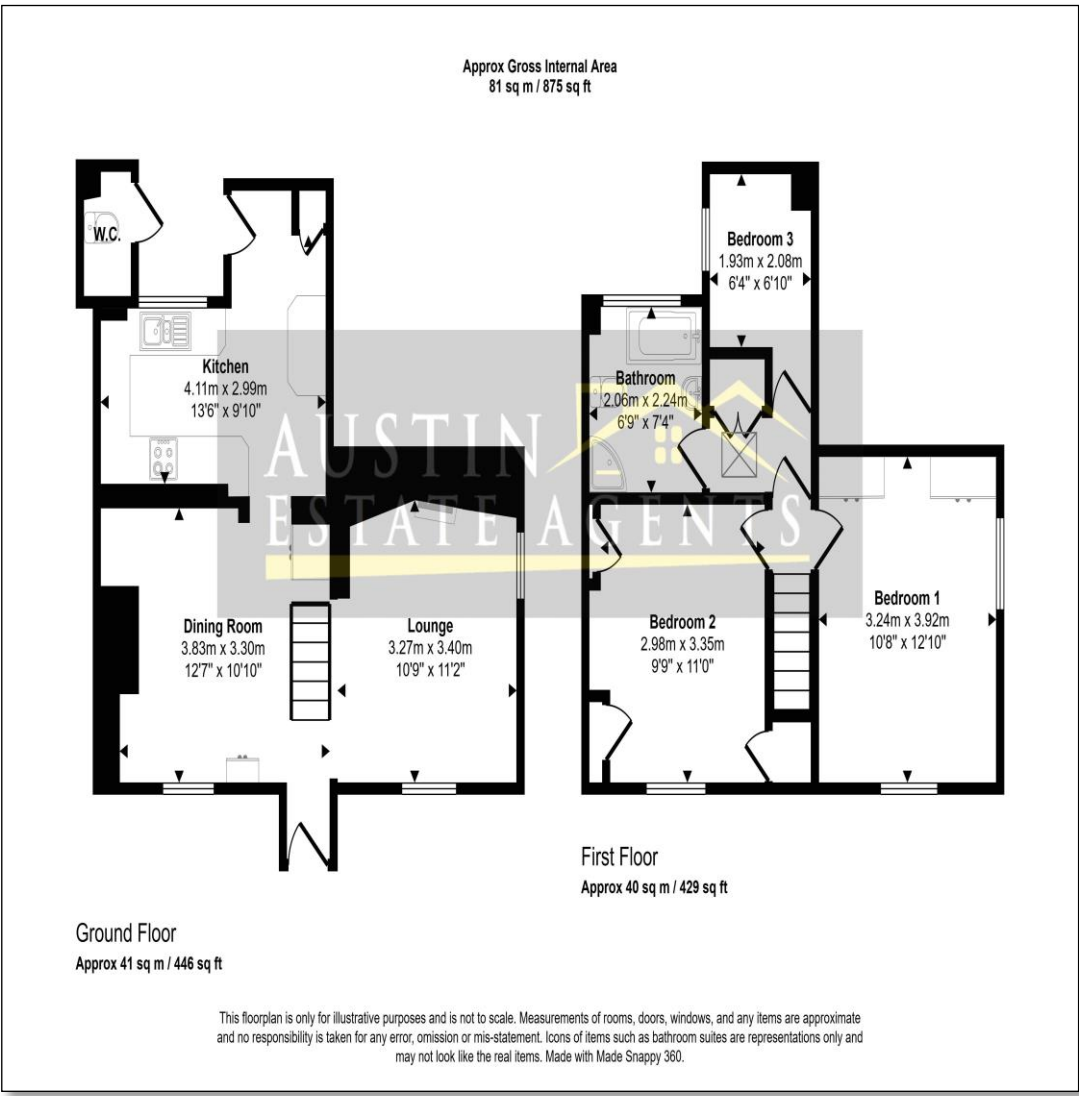




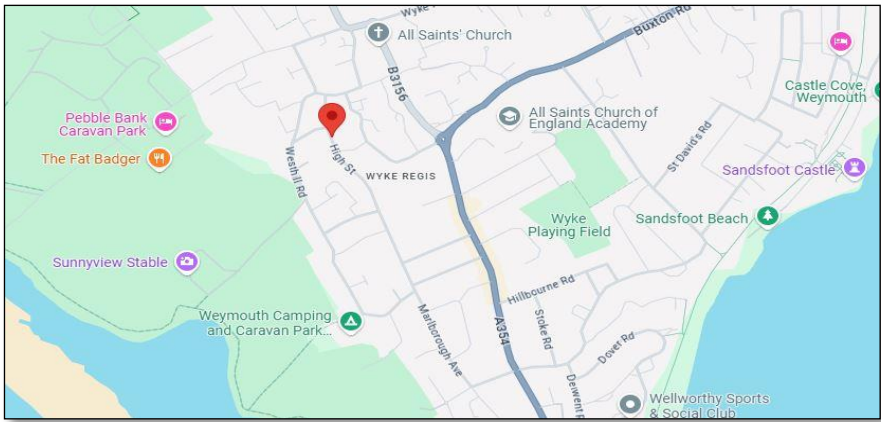




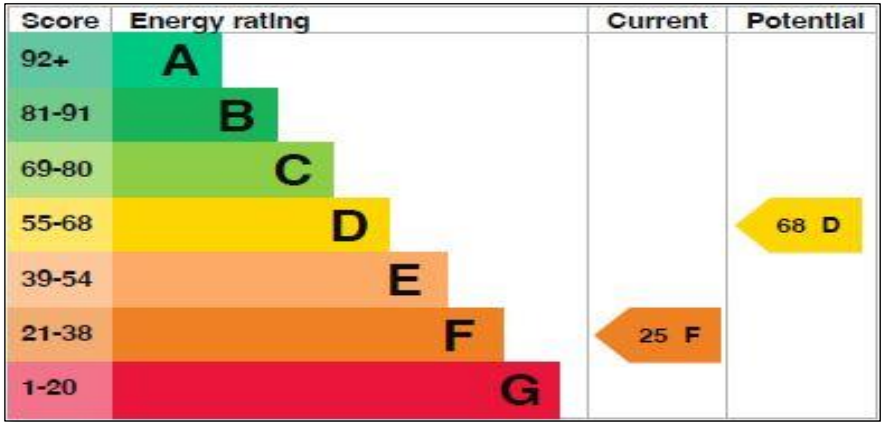
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: B      TENURE: Freehold**

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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.