



AUSTIN 
ESTATE AGENTS

Whitehead Drive

Wyke Regis

Weymouth

Dorset

DT4 9XT

Offers in Excess of £275,000

SUMMARY

- End Terrace Home
- Two Double Bedrooms
- Light & Airy Lounge / Diner
- Modern Fitted Kitchen
- Modern Family Bathroom & Ground Floor WC
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Allocated Parking Space
- Close Proximity to Local Beaches
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 15' 7" x 11' 10" (4.74m x 3.61m)

Kitchen 10' 0" x 5' 10" (3.04m x 1.77m)

WC 2' 6" x 6' 0" (0.76m x 1.83m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 7" x 11' 11" (2.93m x 3.64m)

Bedroom Two 9' 5" max x 11' 11" max (2.87m max x 3.63m max)

Bathroom 6' 2" x 5' 6" (1.87m x 1.67m)

OUTSIDE

Front Garden

Rear Garden

Allocated Parking Space

THE PROPERTY

We are delighted to offer for sale, with no onward chain, this modern end terrace home situated moments from Smallmouth Beach. The accommodation includes a spacious lounge / diner, modern fitted kitchen, two double bedrooms and modern bathroom. Outside the property enjoys gardens to the front and rear as well as allocated parking. Smallmouth beach is moments away from the property and Sandsfoot beach is a few minutes' walk along the Rodwell Trail.

The entrance door leads into an entrance hallway with doors to the lounge diner, kitchen and ground floor cloakroom comprising a fitted WC and vanity wash hand basin. The spacious lounge diner is a bright and airy room from full height windows and double opening French doors. The kitchen is fitted with a range of matching eye level and base units in a shaker style, with integral appliances including a gas hob, electric oven and extractor hood with ample space for additional domestic appliances.

From the hallway, stairs rise to the first floor landing hosting doors to the two double bedrooms and family bathroom. Bedrooms one and two are both good sized doubles with attractive views of the surrounding areas. Bedroom one is found to the rear and two to the front, which also benefit from a built in storage cupboard. The family bathroom comprises a panelled bath with electric shower over, alongside a WC and pedestal wash hand basin with complementary tiling to the walls and extractor fan.

Externally, the property is complemented by a compact front garden, which is laid to lawn. The rear garden is fully enclosed with a patio area adjacent to the house, planted borders to both sides and a small lawned area. A wooden gate gives further access to the allocated parking area.

This home is perfectly positioned just moments from local beaches at Smallmouth Bay and Sandsfoot. The Rodwell Trail providing pedestrian access into Weymouth Town Centre is also a stone's throw away. This family home is situated in the popular residential location of Wyke Regis and is ideally placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve and the Rodwell Trail. This home is also close by to a good selection of local shops and amenities including a doctors' surgery, dentist, well regarded schools and bus routes to surrounding areas.

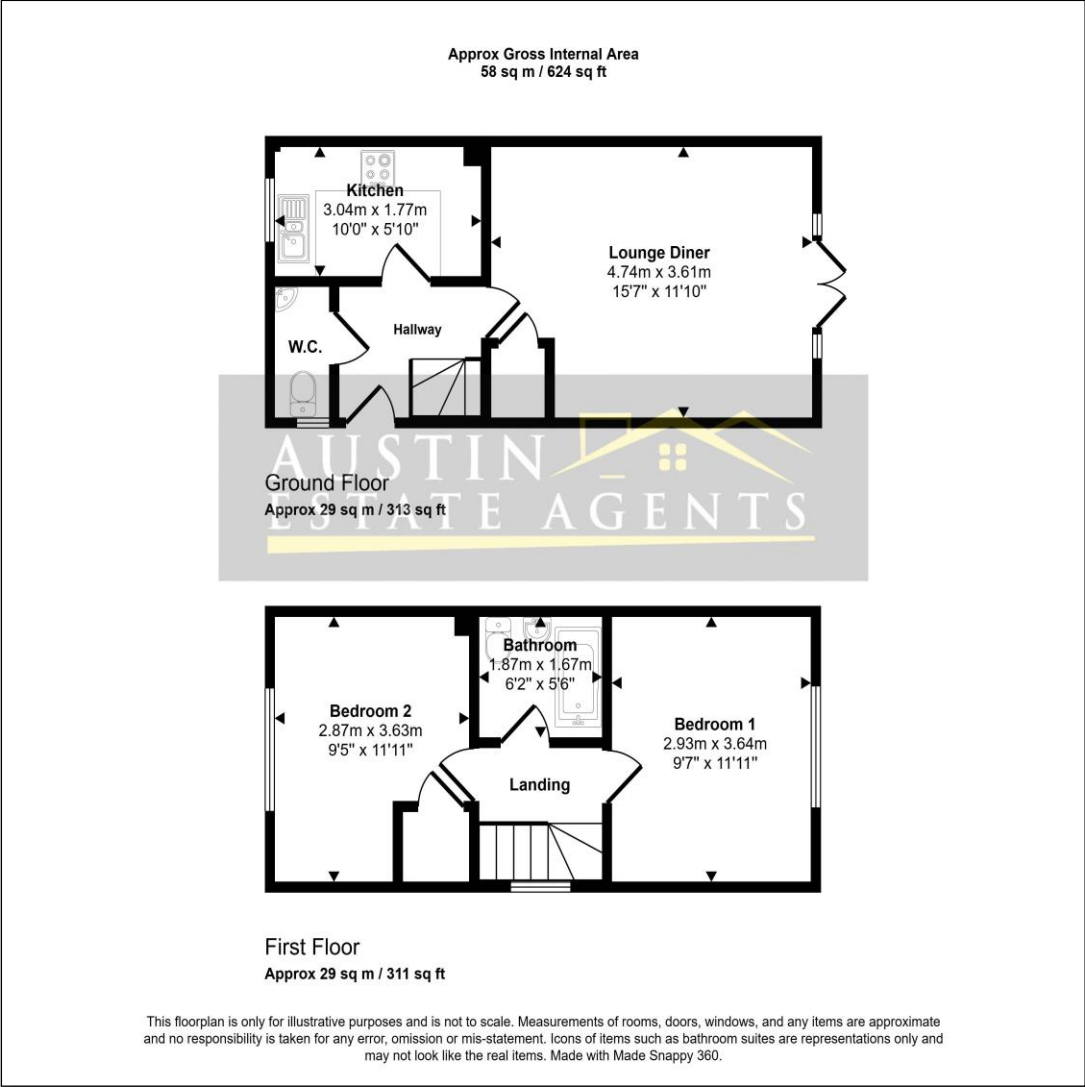
For further information, or to make an appointment to view, please contact Austin Estate Agents.



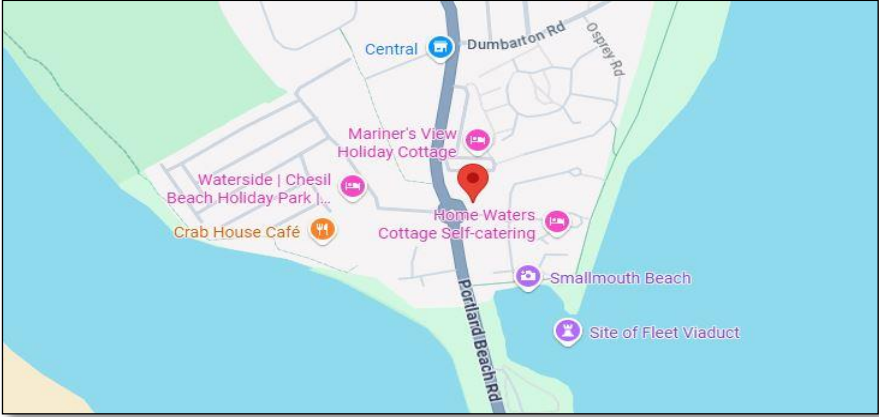




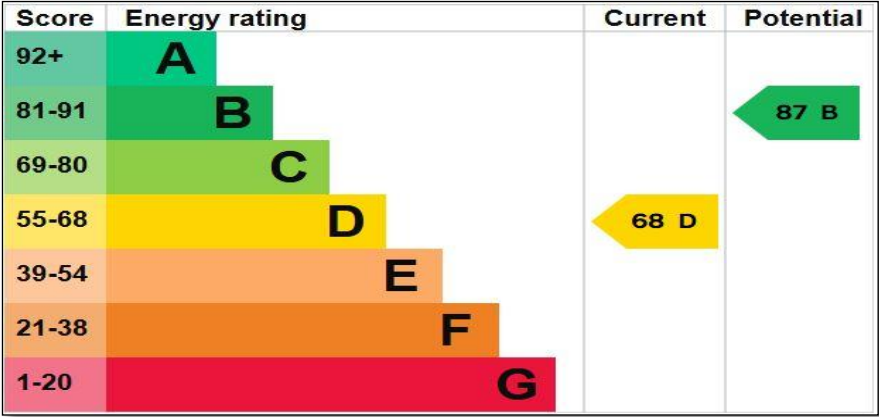
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C 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.