



Dundee Road | Wyke Regis | Weymouth | DT4 9DA

£270,000

BEAUMONT  JONES

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We are delighted to offer a two double bedroom end of terrace house within the popular location of Wyke Regis. This property would make an excellent first time purchase offering a modern kitchen, living room, dining room, two double bedrooms, bathroom with separate WC, generous rear garden, driveway for two vehicles, brick built storage /utility and a large outbuilding/workshop. A viewing is highly recommended to be appreciated.

- Two Double Bedroom End of Terraced Home
- Large Rear Garden with Workshop
- Brick Built Storage Area/Utility
- Driveway for Two Vehicles
- Perfect First Time Buy
- Located within Wyke Regis Area

Full Description

Entrance into the property is via a side aspect double glazed door leading into a welcoming hallway offering stairs that rise to the first floor, storage cupboard, under stairs storage cupboard and doors lead through to the lounge and kitchen. The lounge is a generous sized room boasting a front aspect double glazed window to allow lots of natural light to flood the room. There is plenty of space for furniture and a wooden glazed door leads into the separate dining room. The dining room offers a rear aspect double glazed window and ample space for dining furniture with a further door opening into the kitchen. The modern kitchen comprises eye and base level



This property would make an excellent first time purchase located within Wyke Regis.



units with work surfaces over, space for a fridge freezer, oven with fitted extractor fan over, space and plumbing for a dishwasher. In addition there is a wall mounted combination boiler, side aspect double glazed window and a rear aspect double glazed door leading to the rear garden.

The first floor offers a landing area with loft access via a hatch, side aspect double glazed window and doors lead through to two double bedrooms, bathroom and separate WC. The master bedroom is a generous sized double with a front aspect double glazed window, built-in wardrobe and plenty of space for a large bed and furniture. Bedroom two is a double with a rear aspect double glazed window overlooking the garden, built-in wardrobes and plenty of space for a double bed and furniture. The bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, wash hand basin, partially tiled around and a rear aspect double glazed window. The separate WC offers a low level WC and a side aspect double glazed window.

Outside boasts a generously sized private rear garden mostly laid to lawn with side access, external water supply, planted shrubs and two outbuildings, one is currently set up as a utility with store and a further large outbuilding, currently used as a workshop with power and lighting. To the front of the property there is a driveway providing off road parking for two vehicles.

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and



award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, electric & drainage.

Agents Notes- EPC TO FOLLOW.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Driveway for two vehicles and a large rear garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

We value more than your property

GROUND FLOOR
396 sq.ft. (36,410 sq.ft.) approx.

1ST FLOOR
408 sq.ft. (37,720 sq.ft.) approx.

UTILITY ROOM/STORAGE
45 sq.ft. (4,170 sq.ft.) approx.

OUTBUILDING/WORKSHOP
337 sq.ft. (31,020 sq.ft.) approx.

TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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