



The Old Surgery,



# The Old Surgery,

Wyke Regis, Weymouth, DT4 9NX

Charming detached two bedroom bungalow in a popular residential area close to the sea.

- Detached bungalow
- Sitting room
- Kitchen/diner
- On street parking
- Freehold
- 2 bedrooms
- Wood burning stove
- Shower room
- Side and rear paved garden
- CTB C, EPC D

Guide Price £265,000

## The property

The Old Surgery is a well-presented two-bedroom detached bungalow of standard brick construction with painted, rendered elevations, offering comfortable single-level living in the heart of Wyke Regis. The home has been thoughtfully updated, featuring a welcoming sitting room with a wood-burning stove, a practical kitchen/diner, and a modernised shower room. The master bedroom is notably spacious and opens directly onto the rear garden, creating a pleasant connection between indoor and outdoor space. A second bedroom provides flexibility for guests, work, or hobbies. The property also benefits from a brand-new roof, offering reassurance for future owners. While modest in size, the layout is well balanced and easy to live with. Parking is available on the street.



### Situation

The bungalow is located in Wyke Regis, a popular and well-established residential area on the edge of Weymouth. Known for its friendly atmosphere and coastal character, Wyke Regis offers a blend of convenience and natural beauty. Local shops, cafés, schools, and essential services are all within easy reach, making day-to-day living straightforward. The nearby coastline provides access to scenic walks, sheltered beaches, and views across Portland Harbour and the Jurassic Coast. Weymouth town centre is only a short distance away, offering a wider range of amenities, restaurants, and transport links. The area appeals to those seeking a quieter pace of life while remaining close to the sea and well connected to the wider region.

### Outside

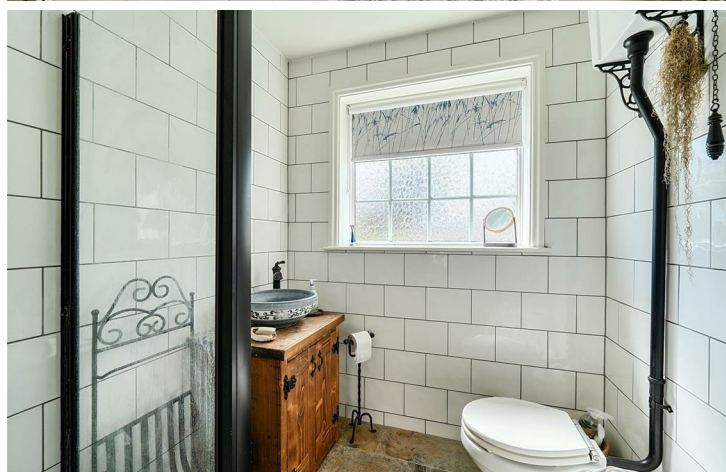
The rear garden has been designed with low maintenance in mind, laid mainly to paving and offering a private, enclosed space ideal for outdoor seating or container planting. With direct access from the master bedroom, it provides a peaceful spot to enjoy fresh air at any time of day. The garden's simplicity makes it easy to care for while still offering a useful and enjoyable outdoor area.

### Services

The property is connected to mains electricity, water, drainage, and gas. Heating is provided via the wood-burning stove in the sitting room alongside conventional heating systems. There is full fibre broadband to the property and mobile network coverage is available in the area.

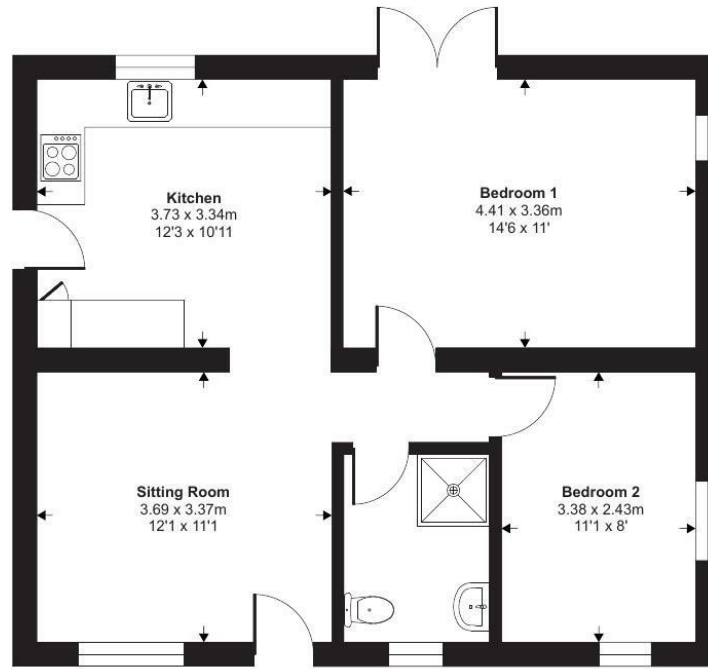
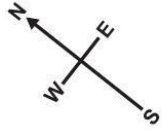
### Directions

For precise navigation, the What3Words location is:  
[///puzzle.funds.motel](https://www.what3words.com/puzzle.funds.motel)



Approximate Area = 624 sq ft / 57.9 sq m

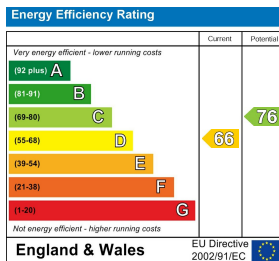
For identification only - Not to scale



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Stags. REF: 1418210

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